AGENDA

COMMITTEE ON LANDS AND BUILDINGS

February 21, 2006 Aldermen Thibault, Smith, Forest, Roy, Long 5:15 PM Aldermanic Chambers City Hall (3rd Floor)

- 1. Chairman Thibault calls the meeting to order.
- 2. The Clerk calls the roll.
- 3. Chairman Thibault advises that the first purpose of the meeting is organizational in nature, and requests the Clerk to provide a brief overview regarding typical issues addressed by the Committee.
- 4. Communication from Diane Prew, Information Services Director, requesting serious consideration be given to finding a new location for the Information Systems Department due to recent flooding occurrences.

 Gentlemen, what is your pleasure?
- 5. Discussion regarding a request to purchase Seal Tanning Parking Lot, the Granite Street Parking Lot and discontinuance and purchase of Phillippe Cote Street, if information is available.

 Gentlemen, what is your pleasure?
- 6. Communication from Pierre Bouchard requesting the removal of an easement included in a 1922 deed located at 944 Mammoth Road.

 (Note: Parks Department has indicated that granting such request will have no impact to McIntyre Ski area or the city.)

 Gentlemen, what is your pleasure?

7. Communication from Angelo Mazzella, General Manager of Manchester Wolves, requesting use of the JFK Coliseum for practice sessions beginning the middle of March until the end of August.

(Note: referred to committee by CIP Committee on 12/19/2005.)

Gentlemen, what is your pleasure?

8. Communication from City Solicitor Clark enclosing a communication from the State of NH Department of Transportation requesting to purchase city land for the proposed Manchester Airport Access Road.

(Note: On 11/21/2005 referred to Airport requesting report back and requested Planning and Tax to determine whether or not property is surplus to City needs.)

TABLED ITEMS

A motion is in order to remove any of the following items from the table for discussion.

9. Communication from Attorney Michael Kasten, on behalf of Steve and Anna Sacco, proposing to enter into a Boundary Line Agreement with the City for property located at West Shore Avenue and Bodwell Road abutting Crystal Lake.

(Note: Tabled 4/18/2005 pending review by Alderman DeVries.)

- 10. Discussion of area for dog park.

 (Note: Tabled 4/18/2005 pending submission of formal layout for the dog park and lease agreement.)
- 11. Communication from Robert MacKenzie, Director of Planning, relative to the Blacksmith Shop on Second Street.

 (Note: Tabled 11/15/2005 pending further review by the CIP Committee.)
- 12. Communication from Russel Johnson, PSNH, seeking authorization to place a padmount transformer and cement slab (8' x 8') approximately five (5) feet from the back of the Visitors Center at Veterans Park.

 (Note: Tabled 7/19/2005 at the request of PSNH pending further discussions with Intown Manchester.)

- 13. Communication from Gerald Hebert, Sr., requesting to purchase Lots 246-3, 6 & 7 on Page Street between London and Bridge Streets. (Note: Tabled 7/19/2005 pending additional information from the Board of Assessors and Planning Department.)
- Communication from Paul J. Borek, Economic Development Director, 14. regarding the Ash Street School property on Bridge Street. (Note: Tabled 11/21/2005 pending report of School Board action. Enclosed is a copy of a resolution adopted by the School Board on 12/12/2005. Report dated 02/15/2006 submitted by the Director of Planning and Community Development enclosed herein.)
- Communication from Thomas Bowen, Water Works Director, advising of 15. a request from Dick Anagnost of Anagnost Companies, Inc. and Dick Dunfey of MHRA to purchase 16+/- acres of property at fair market value on Karatzas Avenue for the purpose of constructing additional "workforce housing".

(Note: Communications from Robert MacKenzie, Planning Director and Ron Ludwig, Parks & Recreation and Cemetery Director attached. The Committee voted on 8/29/2005 to authorize Water Works to enter into an agreement with Anagnost Companies and MHRA subject to both the Committee and the full Board finding the land surplus to City needs and agreeing on a purchase price. Report dated 02/02/2006 submitted by the Director of Planning and Community Development enclosed herein.) (Note: Tabled 11/21/2005)

If there is no further business, a motion is in order to adjourn. 16.





City of Manchester **Information Systems Department**

100 Merrimack Street Manchester, New Hampshire 03101-2210 Phone (603) 624-6577 (603) 624-6320 www.ManchesterNH.gov

Diane S. Prew Director

January 11, 2006

Mayor Frank C. Guinta Mayor's Office One City Hall Plaza Manchester, New Hampshire 03101

RE: Information Systems Department Flooding

Dear Mayor Guinta:

Upon returning from the Christmas holiday on Tuesday, December 27th, we found that more than half of our office space, located in the basement of the Central Fire Station, had been flooded.

This is the 5th time that the Information Systems Department has flooded. The first three floods were attributed to mechanical problems in the building related to the backflow check valve. This problem was rectified in 1990. For the next 14 years the department experienced no flooding problems.

At the end of May 2004 we again experienced flooding of the entire office. The cause of this flooding was attributed to hydrant flushing that may have caused the catch basin to surcharge with water backing up in the under drain to an elevation higher than the basement floor slab. With the new drainage installed down Merrimack Street in the summer of 2004, it was felt that this was a unique incident that should not reoccur.

The cause of our current problem is being aggressively researched by the Public Works Department, however, to date the cause has not been found. It appears that the water came up through the concrete slab.

As you can imagine, these occurrences are very disruptive to the department and affect the efficiency with which we are able to support the user community. To date we have been lucky that the City's computer systems were not directly affected by the flooding. However, by being below grade in the Central Fire Station there is obviously no guarantee that the next flood will not be of a magnitude to affect the computer equipment.

Mayor Frank C. Guinta Page 2 of 2 January 11, 2006

I respectfully request that serious consideration be given to finding a new location for the Information Systems Department. If our systems go down, the communications network including Email, Internet and file access, public safety systems, security systems, building access systems, energy management systems, administrative systems, etc. would all be adversely affected.

Sincerely,

Diane S. Prew

Director Information Services

CC: Chief Joseph Kane

Frank Thomas Robert MacKenzie



LeBlond-Kang, Paula

From:

Fellows, Sally on behalf of CityClerk

Sent:

Friday, January 13, 2006 9:17 AM

To:

LeBlond-Kang, Paula

Subject:

FW: Seeking release of easement on 1922 deed

Importance: High

Can you use this email for a Lands and Buildings Committee meeting or does he need to write a formal letter to the Board?

Sally

From: Pierre Bouchard [mailto:bouchardpie@charter.net]

Sent: Thursday, January 12, 2006 5:03 PM

To: CityClerk

Cc: Steve Slater - Work; Steve Slater

Subject: Seeking release of easement on 1922 deed

Importance: High

To:

Leo R. Bernier City Clerk January 12, 2006

Dear Mr. Bernier,

Regarding a letter dated 12/19/05 (attached for reference) concerning a request to release a easement included in a 1922 deed:

I received a telephone call from Ed Wojnilowicz of the Parks and Recreation Dept. He informed me that he has no problem releasing the easement - and has conferred with the Director who agreed. He is not inclined to attend the meeting of the Mayor and Board of Alderman during which this matter will be discussed, unless requested. Also he is willing to provide a written correspondence expressing the above mentioned position should that be required. He asked me to check with you (or other parties you might suggest) to inquire if a correspondence is required.

As of this date, I am now the owner of the property at 944 Mammoth having closed on the property on December 20, 2005.

I can be reached at 603-465-2219 or 603-233-4264 (Cell) or via returned e-mail.

Thank you.

Pierre Bouchard, Manager

972 Mammoth Road Development LLC



LeBlond-Kang, Paula

From:

Fellows, Sally on behalf of CityClerk

Sent:

Monday, December 19, 2005 3:51 PM

To:

LeBlond-Kang, Paula

Subject:

FW: Seeking release of easement on 1922 deed

Importance: High

Hi Paula,

for the BMA

Sally

From: Pierre Bouchard [mailto:bouchardpie@charter.net]

Sent: Monday, December 19, 2005 2:26 PM

To: CityClerk

Cc: Steve Slater - Work; Steve Slater

Subject: Seeking release of easement on 1922 deed

Importance: High

To:

Leo R. Bernier City Clerk

Dear Mr. Bernier,

I've attached a letter to the Mayor and Board of Aldermen along with a copy of a deed, seeking relief from an easement that is included in this 1922 deed.

Please let me know if this e-mail suffices with respect to requesting the Board to take action on this matter.

I can be reached at 603-465-2219 or 603-233-4264 (Cell) or via returned e-mail.

Thank you.

Pierre Bouchard, Manager

972 Mammoth Road Development LLC

Board of Mayor and Aldermen City of Manchester, New Hampshire C/O City Clerk Office of the City Clerk 1 City Hall Plaza Manchester, New Hampshire 03101

Honorable Mayor and Members of Board of Mayor and Aldermen:

By way of this letter I am seeking release from rights included in a Deed dated 1922 (attached) concerning land at 944 Mammoth Road, Manchester, NH. Specifically, I am seeking a release of an easement included in that deed, which reads as follows:

"... Reserving to the grantor, his heirs and assigns, a right of way to pass with teams across the northerly side of above described premises to his land in the rear. ..."

The land referred to in this deed – "land in the rear" - appears to be land currently owned by the City of Manchester, NH and is the location of McIntyre Ski Area.

Your prompt attention to this matter will be greatly appreciated. For any questions I can be reached via telephone at 603-465-2219 or 603-233-4264 (Cell) or via e-mail at bouchardpie@charter.net.

Sincerely,

Pierre Bouchard, Manager

972 Mammoth Road Development LLC

for Steve Slater, current owner of property at 944 Mammoth Road, Manchester, New Hampshire.

cc Steve Slater
275 Lucas Road
Manchester, NH 03109

That I andrew Sunday of Mundaster in the Country of Hillshough and. for and in consideration of the sum of one dellar and other valuable considerations.

10 may in hand before the delivery hereof well and truly paid by Educations boundary trains of Samell in the County
of Middleson and Comminwealth of Managements the receipt whereas, and de hereby acknowledge, have granted, burgained, and by those presents do give, grant bargain, sell alien, enfects, convey and confirm unto the said granter. a contain tract of land with the hieldings thereon, saturated in raide Monchester bounded and described as follows: Beginning at the south-easterly somer of the -primites in the mamorath Road at land of Ealeb. a bunderenthence much 710 to "went by food of said Caleb a. Sunden about 370 feet to watche at the stone wall: those north 40° 15" east by the stone wall about \$45 feet to ad now or formerly seved by Transmore stagins: there south 68 hant - I land formerly owned by soid Treeman. Higgins about 370 feet to the months Road: thence outherly by the mamonth Road, about 043 feet to the place of beginning. Reserving to the granter, his heirs and assigns, a right of way to pass with teams across the mortherly side of the above described monico to his tend in the reas . The above disquided promises being a part of the jour coveraged to another fundament by dead of Malliam N. Harris of a aligned 1213, 1913, 1914 to HAVE AND TO HOLD the premises, with all the privileges and appartenences to the same balonging to the said granter.

The said galacter.

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the said the raid their mily proper
use and benefit forever. And g the said country and my
heirs, executions and administrators
to hereby covernant, grant and agree, to and with the said id promises are free: and clear from all and every incummands whatepover; it the same to five same to the said the the first state and all there might sind interests the interest of the state of the IN WITHHER WHEREOF, _____ the year of our Lord, 19 12. Signed, sealed and delivered in the presence of andrew Aundren, Seal .. Marin Cal Emma a. Sundeen Seal. POSSETALLY APPEARED HOLLSBOROUGH, 89 June Let n. H. March Let Possetally appeared the above passed andrew alunden and towns a. a. A. Di, 1922,





CITY OF MANCHESTER Parks, Recreation & Cemetery Department

625 Mammoth Road Manchester, NH 03104-5491 (603) 624-6565 Administrative Office (603) 624-6514 Cemetery Division (603) 624-6569 Fax

COMMISSION

Stephen Johnson, Chairman Sandra Lambert, Clerk George "Butch" Joseph Michael Worsley Dennis Smith Ronald Ludwig, Director

Alderman Henry Thibault, Chairman Committee on Lands and Buildings One City Hall Plaza Manchester, NH 03101

Date: January 13, 2006

Re: Removal of Easement included in Deed for Land Located at 944 Mammoth Road

Dear Alderman Thibault:

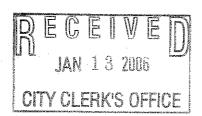
I have reviewed the request identified in correspondence from Pierre Bouchard regarding above referenced matter dated December 19, 2005. Upon investigation it is my opinion that granting this request will have no impact to McIntyre Ski Area or the City, and is acceptable.

Please contact me if you have any questions.

Respectfully,

Ronald E. Ludwig

Director





CITY OF MANCHESTER Office of the City Clerk



Leo R. Bernier City Clerk

Carol A. Johnson Deputy City Clerk

Paula L-Kang Deputy Clerk Administrative Services

Matthew Normand Deputy Clerk Licensing & Facilities

Patricia Piecuch Deputy Clerk Financial Administration

.

MEMORANDUM

To:

Ron Ludwig, Parks, Recreation & Cemetery Director

From:

Lisa Thibault, City Clerk's Office

Date:

12/20/2005

Subject:

Manchester Wolves Request for Use of JFK Coliseum

Please be advised that at a meeting of the Committee on Community Improvement held on December 19, 2005 it was voted to refer the attached request to the Committee on Lands and Buildings and the Parks, Recreation & Cemetery Department.

Enclosure



December 1, 2005

To: Mayor Baines

Mayor Elect Guinta

Dan O'Neil

Ronald Ludwig

Randy Sherman

Kevin Clougherty

From: Manchester Wolves Professional Football Organization

Re: Proposal to city for use of JFK Facility

Below is an outline of the items that our organization is requesting for the use of JFK:

The Manchester Wolves would like to use the facility from the middle of March until the end of August. The practice times are as follows:

Training Camp

1st session: 9:00-10:30am 2nd session: 11:00-12:30pm

Regular Season (Monday-Thursday, some Fridays per schedule) 6:00-9:00pm

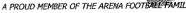
The Manchester Wolves would like as part of our package from the city the following:

- We will need approximately 12 people to install and remove the field system. We have requested the Verizon Wireless Staff to help.
- A weather-proof storage facility for the field system.
- Access to locker rooms and showers as well as a locked and secure area to store equipment.
- Parking at JFK.













The Manchester Wolves will be responsible for the following:

- We will purchase a field system to be placed in the rink at JFK.
- We will sell and manage all advertising for JFK and the West Side Arena for the city of Manchester (potentially 72 signs at each facility).
- We will cover all production costs for signage.
- The city would have use of the field when not occupied by the team for their city-run programs
- The city has the right to decline any signs that do not adhere to "family entertainment".
- A rental fee of \$17,000 per year will be paid to the city of Manchester.

By agreeing to these terms, the city of Manchester grants to the Manchester Wolves the rights to sell and manage all signage at JFK and West Side Arena for the term of five (5) years.

Angelo Mazzella General Manager Manchester Wolves (603) 627-9653



















CITY OF MANCHESTER Office of the City Clerk



Leo R. Bernier City Clerk

Carol A. Johnson **Deputy City Clerk**

Paula L-Kang Deputy Clerk Administrative Services

> Matthew Normand **Deputy Clerk** Licensing & Facilities

Patricia Piecuch **Deputy Clerk** Financial Administration

MEMORANDUM

To:

Joan Porter, Tax Collector

Robert MacKenzie, Director of Planning

From:

Lisa Thibault, City Clerk's Office

Date:

November 23, 2005

Subject:

Offer to Purchase Land on Brown Avenue (Map 713, Lot 1)

Enclosed is a copy of a communication relative to the above-referenced. Please provide reports to the Committee on Lands and Buildings in care of the City Clerk's Office at your earliest convenience.

Thank you.

Enclosure



City of Manchester Office of the City Solicitor

One City Hall Plaza
Manchester, New Hampshire 03101
(603) 624-6523 Fax (603) 624-6528

TTY: 1-800-735-2964

Email: solicitor@ci.manchester.nh.us

Thomas R. Clark City Solicitor

Thomas I. Arnold, III Deputy City Solicitor

Daniel D. Muller, Jr. Kenneth R. Bernard Michele A. Battaglia Mare van Zanten

November 9, 2005

Leo R. Bernier, City Clerk City of Manchester One City Hall Plaza Manchester, NH 03101

Re: Bedford-Manchester-Londonderry-Litchfield-Merrimack DPR-F-0047(001), 11512 Manchester Airport Access Road 55,158-815

Dear Leo:

Enclosed please find a copy of a letter dated October 28, 2005, addressed to Joan Porter, Tax Collector from William Dusavitch, Right-of-Way Agent for the State Department of Transportation for referral to the aldermen for their consideration.

If you have any questions, please feel free to contact me.

Very truly yours,

Thomas R. Clare

Thomas R. Clark City Solicitor

TRC/hr Enclosure

IN BOARD OF MAYOR & ALDERMEN

DATE: November 15, 2005

ON MOTION OF ALD. ROY

SECONDED BY ALD. DeVries

refer to the Committee VOTED TO on Lands and Buildings.



THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION



CAROL A. MURRAY, P.E.

Commissioner

Re:

October 28, 2005

City of Manchester
1 City Hall Plaza
Manchester, NH 03101-2097
Attn: Joan Porter, Tax Collector

NOV 0 1 2005

CITY SOLICITOR'S OFFICE

Bedford-Manchester-Londonderry-Litchfield-Merrimack DPR-F-0047(001), 11512

Manchester Airport Access Road

55,158-815

Dear Ms. Porter:

As you may know, the New Hampshire Department of Transportation has proposed improvements to the transportation system in the vicinity of the Manchester Airport. As part of this effort, property owned by the City of Manchester is being affected by the proposed construction and its mitigation.

At this time I wish to introduce myself as the individual responsible for coordinating and accomplishing the acquisition of the property rights needed to allow this construction to occur. The Bureau of Right of Way will also be contacting other owners whose property is affected by this project.

As part of this project, the Department needs to acquire the following property from the City of Manchester for this construction:

0.69 acres of property.

As a basis for this offer, The Department has contracted Evergreen Appraisals to complete an appraisal to determine the value of compensation based on the impacts of the project. A copy of this appraisal is enclosed for your review.

Using this appraisal, the Department offers the sum of \$27,000 for the purchase of the above mentioned property in fee. Should you find the offer acceptable, please sign the appropriate Offer & Agreement form enclosed and return the white copy to me at the Right-of-Way Bureau using the enclosed self addressed stamped envelope. The yellow copy is for your records. I will prepare the appropriate documents for your signature and request the check for payment be prepared. Once these are ready, I will contact you regarding the actual signing of the documents and delivery of the payment. However, if the offer is unacceptable, please contact me as soon as possible to discuss your concerns.

For your records I have also enclosed a booklet entitled "Public Projects and Your Property". In addition, an IRS Real Estate Transaction Report is enclosed for providing information to the Internal



Revenue Service regarding this sale. It would be appreciated if you would please complete this IRS form and return it to me in the enclosed envelope.

If you feel that you would prefer to meet and discuss this project and its effects to the property, please feel free to contact me. I would be glad to schedule a meeting with you to answer any questions you may have regarding this project and the offer of compensation. For your convenience I have enclosed my business card. You may call me "collect" at (603) 271-3222 between the hours of 7:30 AM and 3:00 PM. A message can also be left on my voice mail by calling 271-8350 anytime.

I appreciate your taking the time to review this information and to consider the Department's offer. I am optimistic that we will be able to reach an agreement regarding this acquisition. I look forward to hearing from you.

Sincerely,

William J. Dusavitch, Right-of-Way Agent

Bureau of Right-of-Way JOM Building Room 204 PO Box 483, 1 Hazen Drive Concord, NH 03302-0483

Tel: (603) 271-3222 Fax: (603) 271-6915



OFFER - AGREEMENT

Limited/Controlled access:

No

LAND FILE/PARCEL #: 55,158 - 0815

NAME: CITY OF MANCHESTER

ADDRESS: 908 ELM ST, MANCHESTER, NH 03101

I/WE agree to accept Twenty Seven Thousand Dollars (\$27,000.00) in full satisfaction for all the damages occasioned by the required taking for highway purposes, with all the rights of access, air, light and view appurtenant thereto, and to execute when tendered, a deed/an easement/right of entry to the State of New Hampshire for land affected by said highway as shown on a plan entitled BEDFORD-MANCHESTER-LONDONDERRY-MERRIMACK DPR-F-0047(001) 11512 of the Department of Transportation.

I/We certify that I/we own said land subject only to mortgage/lien to: NONE

PROPERTY TAXES: I/W and expenses for the trans	We further understand that I and a feer of the property.	n/we are entitled to a pro-rata payment for taxes
ACQUISITION: 0.69+- (OF AN ACRE RESIDENTIA	AL LAND
IN CONSIDERATION C	H- OF AN ACRE RESIDENTIAL LAND N OF THE ABOVE THE STATE SHALL ALSO AGREE TO THE FOLLOWING: The placement housing payment? No replacement housing payment up to a maximum of \$0.00. This amount is to be paid cortion thereof is actually spent over and beyond the total award to purchase decent, sing. Award for Taking: S27,000.00 Severance Damage: Total Award: \$27,000.00 Total Award: THAN THOSE SET FORTH HEREIN WILL BE RECOGNIZED. For THE	
W fon a ran	lacement housing payment up on thereof is actually spent ov	to a maximum of 50.00 . This amount is to be parterned
	Severance Damage:	\$0.00
This award is based on a	review and analysis of an app	raisal of the property made by a qualified appraiser.
NO OBLIGATIONS OT STATE OF NEW HAMI	HER THAN THOSE SET FC PSHIRE (Subject to the appro	ORTH HEREIN WILL BE RECOGNIZED. For THE val of Governor and Council) By:
Member:		Owner: Date:

PLEASE RETURN TO: New Hampshire Department of Transportation, Right-of-Way Bureau, Room 100, J.O.Morton Bldg, P.O. Box 483, 7 Hazen Drive, Concord, NH 03302-0483. Telephone (603) 271-3222 Fax (603) 271-6915

Project Name/#: BEDFORD-MANCHESTER-LONDONDERRY-MERRIMACK 11512

Closing Date: Acquisition Desc: LAND

Mise Item Reimbursement / Severance \$: \$0.00

Total Amount: \$27,000.00 Owner Allocation %: _

Parcel#: 0815

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(Rev. January 2002)

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

		Identificatio	i i i i i i i i i i i i i i i i i i i	CA, 1 CA			
Department of the Trea Internal Revenue Servi	sury						
4	Name CITY OF MANCHE						-
s on page		different from above	☐ Corporation	☐ Partnership	o ☐ Other ▶] Exempt from backut
Print or type Instructions	Check appropriate Address (number, s	box: Individual/ Sole proprieto street, and apt. or suite no	<u> </u>		Requester's name	and address (opti	withholding onal)
	908 ELM ST City, state and ZIP						
Specific	MANCHESTER, N	IH 03101					
S	List account number	er(s) here (optional)					
Part I	Taxpaye	r Identification	Number (1	<u>'IN)</u>	Socia	I security number	
Enter your TIN in	the appropriate box.	For individuals, this is y proprietor, or disregard			ions on		or
page 2. For other see How to get a	entities, it is your er TIN on page 2. No	mployer identification no ite: If the account is in m				oyer identification	
2 for auidelines or	n whose number to	enter.				1	L

Certification Part II

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply, or mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 2.)

Sign Here Signature of

U.S. person ▶ Purpose of Form

A person who is required to file an information return with the IRS must get your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident allen), to give your correct TIN to the person requesting it (the requester) and, when applicable, to:

- 1. Certify the TIN you are giving is correct (or you are waiting for a number to be issued).
- 2. Certify you are not subject to backup withholding, or
- 3. Claim exemption from backup withholding if you are a U.S. exempt payee. If you are a foreign person, use the

appropriate Form W-8. See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

What is a backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 30% of such payments after December 31, 2001 (29% after December 31, 2003). This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents royalties; nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

Date ▶

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return

Payments you receive will be subject to backup withholding if:

- 1. You do not furnish your TIN to the requester, or
- 2. You do not certify your TIN when required (see the Part II instructions on page 2 for details), or
- 3. The IRS tells the requester that you furnished an incorrect TIN, or

- 4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tex return (for reportable interest and dividends only), or
- 5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 crty)

Certain payees and payments are exemit from backup withholding. See the instructions on page 2 and the separate Instructions for the Requester of Form W-9.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a lals : statement with no reasonable basis that results in no backup withholding, you and subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affire a to as may subject you to criminal penalties and lucing fines and/or imprisonment.

Misuse of TINs. If the requester discleses of uses TINs in violation of Federal law, the



requester may be subject to civil and criminal

Specific Instructions

Name. If you are an individual, you must generally enter the name shown on your social security card. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first and then circle the name of the person or entity whose number you enter in Part I of the form.

Sole proprietor. Enter your individual name as shown on your social security card on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

Limited liability company (LLC). If you are a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Treasury regulations section 301.7701-3, enter the owner's name on the "Name" line. Enter the LLC's name on the "Business Other entities. Enter your business name as shown on required Federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

Exempt from backup withholding. If you are exempt, enter your name as described above, then check the "Exempt from backup withholding" box in the line following the business name, sign and date the form.

Individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends. For more information during 1983. You must sign the certification or backup withholding will apply, if you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

- 3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.
- 4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).
- 5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA or Archer MSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to give your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage

on exempt payees, see the instructions for the Requester of Form W-9.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form

Note: If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

Part I—Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box.

If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see How to get a TIN below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are an LLC that is disregarded as an entity separate from its owner (see Limited liability company (LLC) above), and are owned by an individual, enter your SSN (or "pre-LLC" EIN, if desired). If the owner of a disregarded LLC is a corporation, partnership, etc., enter the owner's EIN.

Note: See the chart on this page for further clarification of name and TIN combinations. How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office. Get Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA or Archer MSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, and the District of Columbia to carry out their tax laws.

You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 30% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.

What Name and Number To Give the Requester

For this type of account:	Give Name and SSN of		
Individual Two or more individuals (joint account)	The individual The actual owner of the account or, if combined funds, the first individual on the account!		
Custodian account of a minor (Uniform Gift to	The minor ²		
Minors Act) 4. a. The usual revocable savings trust (granter is also trustee)	The grantor-trustee		
b. So-called trust account that is not a legal or valid trust under state law 5. Sole proprietorship	The actual owner ¹ The owner ³		
For this type of account:	Give name and EIN of:		
Sole proprietorship A valid trust, estate, or	The owner Legal entity		

can get Forms W-7 and SS-4 from the IRS by calling 1-800-TAX-FORM (1-800-829-5876 or from the IRS Web Site at www..irs.gov.

If you are asked to complete Form V4.9 Liut do not have a TIN, write "Applied For' in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain paymens made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester on oil you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester. Note: Writing "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. Caution: A disregarded domestic entity that

has a foreign owner must use the appropriete Form W-8.

Part II—Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 3, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (wher required). Exempt recipients, see Exempt from backup withholding above Signature requirements. Complete the certification as indicated in 1 through 5 Lek #

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct $\mathsf{T}(\mathsf{N})$ but you do not have to sign the certification

2. Interest, dividend, broker, and barter exchange accounts opened after 1933 and broker accounts considered inactive

pension trust

8. Corporate 9. Association, club, religious, charitable, educational, or other tax-exempt organization

Partnership
 A broker or registered

nominee 12. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments

The organization

The partnership The broker or nothner

The public entity

List first and circle the name of the parson who a List tirst and circle tine name of the person whose number you furnish. If only one person whose number you furnish. If only one person on a joint account has a 185 that person's number must be furnished.

2 Circle the minor's name and furnish the minor's 180.

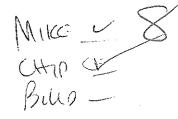
Curcle the minor's name and turnish the minor's care your must show your individual name. But you reey to all enter your business or "DBA" name. You may us a all a your SSN or EIN (if you have one).

List first and circle the name of the legal trust, is all the pension trust. (Do no turnish the TIN of the pension that the pension the pension the pension that the pension that

representative or trustee unless the tegal entity is \$4 a root designated in the account title.)

Note: If no name is circled when more than one urme s

listed, the number will be considered to be that of the use



STATE OF NEW HAMPSHIRE

INTER-DEPARTMENT COMMUNICATION

DEPARTMENT OF TRANSPORTATION - BUREAU OF RIGHT OF WAY - APPRAISAL SECTION

APPROVAL LETTER

May 17, 2005

FROI	V	

George LeMay, NHCG#38

Review Appraiser

SUBJECT:

11512 (Bedford-Manchester-Londonderry)

Parcel: #815

Owner: City of Manchester

THRU:

Harry C. Hadaway, Jr., Chief Right Of Way Appraiser

TO:

Victoria H. Chase

Right of Way Engineer Bureau of Right of Way

The appraisal referenced above has been reviewed and approved as follows:

Before Value

\$ 27,000

After Value

\$ NA - Complete Take

Value of Part Acquired

\$ 27,000

Severance Damage

\$ nact

Total Damages

\$ 27,000

Pro-Rata Estimate¹

\$ NA - Complete Take

Appraiser

Duane M. Cowall, NHCG#136

Review Appraiser

George LeMay, NHCG#38

Effective Date of Appraisal

March 25, 2005

Building Taken

No

Appraisals Considered

1

cc: Appraisal File (HCH)
Circulated Copy (WPJ)
Relocation Copy (MGD)

¹ The pro-rata estimate, if applicable, meets the Department's policy as established by the Office of the Attorney General.



APPRAISAL CERTIFICATE

I certify that, to the best of my knowledge and belief . . .

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions and conclusions in this report are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- 4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice, and the Uniform Standards for Federal Land Acquisitions.
- 8. I have made a personal inspection of the property that is the subject of this report. The owner was offered the opportunity to accompany me during the inspection of the property and declined the offer.
- 9. No one provided significant professional assistance to the person signing this report.
- 10. The use of this report is subject to the requirements of the Appraisal Institute regarding review by its duly authorized representatives.
- 11. As of the date of this report, Duane H. Cowall has completed the requirements under the continuing education program of the Appraisal Institute.
- 12. The appraiser has previously completed appraisal assignments of vacant land such as the subject property.



- 13. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- 14. The date of this report is May 11, 2005. The date of inspection and effective date of valuation is March 25, 2005. The market value of the fee simple interest in the subject property, subject to the assumptions and limiting conditions set forth herein, considered "as is", is estimated to be \$27,000.

Duane H. Cowall, MAI



NHDOT APPRAISAL CERTIFICATIONS Uniform Standards of Professional Appraisal Practice Additional State and Federal Certifications

I certify that, to the best of my knowledge and belief, that:

the statements of fact contained in this report are true and correct;

the reported analyses, opinions and conclusions in this report are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;

I have no present or prospective interest in the property that is the subject of this report, and no 3.

personal interest with respect to the parties involved;

neither my compensation nor my employment is contingent upon the reporting of a predetermined value or direction in value that favors the cause of my employer, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;

I will not directly or indirectly benefit from the acquisition of such property appraised; 5.

my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, and in conformity with the appropriate State laws, regulations, policies, and procedures applicable to appraisal of right of way for these purposes;

I have personally made an inspection of the property that is the subject of this report and the

comparable sales relied upon for this appraisal;

that the subject and the comparable sales were as represented by the photographs in this report; 8.

no one provided significant professional assistance to me in the preparation of this report;

10. the report is to be used in connection with the acquisition of a right of way for a highway to be constructed by the State of New Hampshire with the possible financial assistance of federal aid highway funds or other Federal funds;

11. no portion of the value assigned to the property appraised consists of items which are non-

compensable under the established law of the State of New Hampshire;

12. I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the Department of Transportation of the State of New Hampshire or officials of the Federal Highway Administration and I will not do so until so authorized by State officials, or until I am either required to do so by due process of law or until I am released of this obligation by having publicly testified as to such findings, and that;

13. my opinion of the market value of Parcel 815 of State Project Number "Bed-Man-Lond-Merr #11512", as of March 25, 2005 is \$27,000 based on my independent appraisal and the exercise of

my professional judgment.

May 1, 2005

Duane & Cowall



EXECUTIVE SUMMARY

Property/Location:

A small narrow strip of vacant land between Brown Avenue (U.S. Route 3A) and the Merrimack River, north of

Brent Street

Manchester, Hillsborough County, New Hampshire

Purpose of Appraisal/

Property Rights Appraised:

To estimate the market value of fee simple interest in the subject property, considered "as is", for the taking of the property by the New Hampshire Department of

Transportation.

Land Area:

41,800 SF (or 0.39 hectares) per the Assessor's property

record card; 30,000 SF assumed herein.

Tax Map/Lot:

Map 713/Lot 1.

Zoning:

"R-1B" - Residential One-Family High Density District.

Improvements:

None. The site is wooded. A guard rail is located in the right-of-way for Brown Avenue adjacent to the eastern

boundary of the subject site.

History of Recent Ownership:

The subject site is owned by the City of Manchester. This City acquired the property by tax sale (for unpaid real estate taxes) from Edmund M. Warren on September 7, 1940. The transfer was recorded on September 16, 1940. Based on the available data, the subject property is not listed for

sale.

Highest and Best Use:

As vacant, the highest and best use of the subject site is for assemblage with an abutting property or recreational

purposes.

Date of Inspection:

Effective Date of Valuation:

March 25, 2005

March 25, 2005

Date of Report:

May 11, 2005

Market Value Conclusions:

Sales Comparison Approach:

\$27,000

Income Capitalization Approach:

Not Appropriate

Cost Approach:

Not Appropriate

Market Value:

\$27,000



PREMISES OF THE APPRAISAL



ASSUMPTIONS AND LIMITING CONDITIONS

Unless otherwise stated, this appraisal report is subject to the following general and property-specific assumptions and limiting conditions:

General Assumptions

- 1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- 2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- 3. Responsible ownership and competent property management are assumed.
- 4. The information furnished by others is believed to be reliable; however, it cannot be guaranteed as being certain. Thus, no warranty is given for its accuracy. No single item of information was completely relied upon to the exclusion of other information.
- 5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- 6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- 8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
- The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- 10. Information relative to sale transactions has been confirmed by either the buyer, seller, or a third party. Every attempt has been made to verify this information by the appraiser and it is assumed to be reliable. It is specifically assumed that the sales information noted herein is correct.



- 11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
- 12. Disclosure of the contents of the appraisal report or collateral evaluation is governed by the bylaws and regulations of the professional appraisal organizations with which the appraiser is affiliated: specifically, the Appraisal Institute.
- 13. When the signatory of this appraisal report is a candidate or a member of the Appraisal Institute, its bylaws and regulations require the member or candidate to control the use and distribution of the report. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of the report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared. However, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatory of the report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatory of the report. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without written consent of the appraiser.
- 14. Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the subject property will sell or lease for the indicated amounts.

Property-Specific Assumptions

- 1. The City of Manchester treats the subject site as one lot for assessing purposes. The subject site was originally platted at 23 small lots (Lots 1 through 23 of Shoreland Acres) platted in March 15, 1923. It is uncertain whether the lots were officially merged into one lot. Since the City treats this property as one lot, it will be appraised as one lot in this analysis.
- 2. No recent survey of the land was available. Several pieces of data strongly suggest that the land size is smaller than the size indicated in the original plat and on the Assessor's property record card. The depth of the lot is felt to be less than the 70 to 92 feet indicated by these sources. Several dimensions are known for the tract located just north of the subject site. The Assessor's Tax Map of the tract to the north shows that the land is only 43 to 44 feet deep. Another site plan drawn by T. F. Moran shows the northern boundary (or depth) to be only 49 feet. Based on these documents, it is felt that the northern boundary of the subject site is 50 feet or less (which is significantly less than the 70 feet indicated on the



- plat). Assuming a similar amount of erosion on the rest of the site, the size of the subject site is estimated to be at most 30,000 SF. This figure is assumed herein.
- 3. If the subject owner still owns part of the river, it is uncertain whether the state and federal agencies would allow the portion of the site to be filled. Even if these agencies would allow the river to be filled, the filling of the site to allow for a suitable foundation for a building would be expensive and is not likely to be economically viable. For this analysis, no filling of the land in the river is assumed herein.
- 4. No Level I environmental assessment has been provided to the appraiser. It is assumed that no hazardous materials exist which would adversely affect the value of the property. If any hazardous materials exist on the site, the value estimated herein is subject to revision.



PURPOSE/FUNCTION OF THE APPRAISAL

The purpose of this appraisal assignment is to estimate the market value of the fee simple interest in the subject property, considered <u>"as is"</u>, for the taking of the property by the client (New Hampshire Department of Transportation). New Hampshire Department of Transportation is the intended user of the appraisal.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple interest in the subject property.

SCOPE/EXTENT OF ANALYSIS

The scope of the appraisal included exterior and interior inspections of the property, an analysis of the neighborhood/market area, and a search and analysis of comparable sales data.

The market value of the subject property was estimated by the use of the Sales Comparison Approach. The Income Capitalization and Cost Approaches are typically not appropriate when appraising single-family zoned vacant land in this market.

IDENTIFICATION OF THE PROPERTY

The subject tract is described as being the land on Assessor's Map 713/Lot 1 in Manchester, Hillsborough County, New Hampshire. The City of Manchester treats the subject site as one lot for assessing purposes. The subject site was originally platted at 23 small lots (Lots 1 through 23 of Shoreland Acres) platted in March 15, 1923. It is uncertain whether the lots were officially merged into one lot. Since the City treats this property as one lot, it will be appraised as one lot in this analysis. The property is physically located on the west side of Brown Avenue, north of Brent Street. Please refer to the Assessor's Tax Map which is presented in the Site Analysis Section of the report.

OWNERSHIP HISTORY

The subject site is owned by the City of Manchester. This City acquired the property by tax sale (for unpaid real estate taxes) from Edmund M. Warren on September 7, 1940 as recorded in Volume 1007/Page 266 of the Hillsborough County Registry of Deeds. The transfer was recorded on September 16, 1940. Based on the available data, the subject property is not listed for sale.



CONFIDENTIALITY STATEMENT

The United States Appraisal Foundation's Uniform Standards of Professional Appraisal Practice discussed confidentiality on page 80 of its 2001 edition. The minimum requirements are described as follows:

"An appraiser must not disclose confidential information or assignment results prepared for a client and persons specifically authorized by the client, state enforcement agencies and such third parties as may be authorized by due process of law, and a duly authorized professional peer review committee." This applies until such time as the appraiser is called to answer for opinions expressed in the appraisal by duly constituted Boards, Commissions or Courts or unless and until released by the client from this obligation.

All data received from the property owner or the client concerning the subject property will be viewed as confidential unless: 1) the information can be separately verified from a third party or 2) the client or owner indicates that the information may be re-used in other appraisals. All information from third parties is viewed as non-confidential unless stated so by the source.

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DEFINITIONS

Market Value - Uniform Appraisal Standards for Federal Land Acquisitions, A, A-2, p. 3:

The amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would be sold by a knowledgeable owner willing but not obligated to sell to a knowledgeable purchaser who desired but is not obligated to buy.

<u>Fee Simple (estate)</u> - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations of the four powers of government.

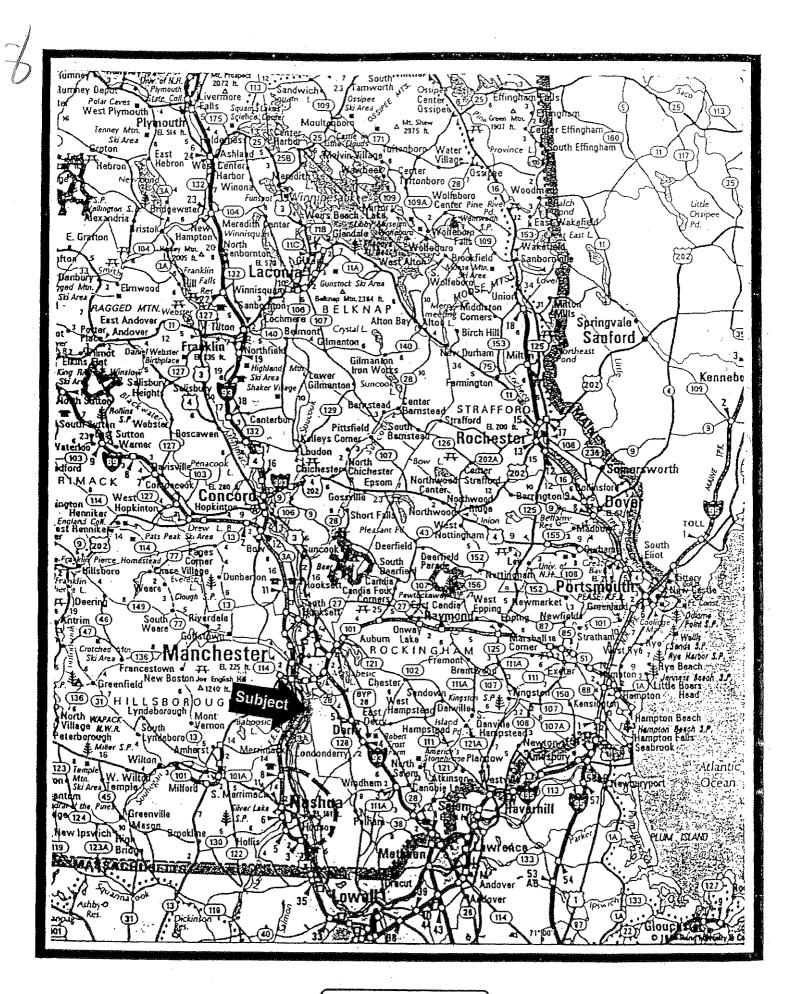
<u>Leased Fee (estate)</u> - An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease. ²

¹Appraisal Institute, <u>The Dictionary of Real Estate Appraisal</u>, Third Edition (Chicago: Appraisal Institute, 1993, Page 140.

²Ibid, Page 204.



PRESENTATION OF DATA



Area Map



REGIONAL ANALYSIS State of New Hampshire

New Hampshire is bordered by Maine to the east, Massachusetts to the south, Vermont to the west, and the Canadian province of Quebec to the north. The total area of the state is 8,969 square miles. There are ten counties within the state; Hillsborough in the south central portion of the state is the most populous, and Coos and Grafton counties contain the most land area. The top ten cities and towns account for 34% of the state's 2003 population. There are seven generally recognized regions within the state: Seacoast, Merrimack Valley, Monadnock, Lebanon/Lake Sunapee, Lakes Region, White Mountains, and Great North regions.

Four basic regional factors influence real estate values: social, economic, governmental, and environmental, which will be considered in the following analysis.

Social Factors

Following two decades of exploration along the coast, New Hampshire's first European settlement was established at Odiorne Point in Rye in 1623. A series of conflicting land grants were issued, and Massachusetts claimed New Hampshire until 1680, when New Hampshire was declared a separate province. During this period, the coastal settlements made their livelihood from fishing, farming, shipbuilding, and trade. The interior of the state was not settled until the early 18th century. New Hampshire became the first colony to adopt an independent government on January 5, 1776.

New Hampshire changed from an agricultural and trade-based economy to an industrial base in the 19th century. Hydro-powered mills and factories employed an influx of laborers from Canada and Europe, primarily along the Merrimack River. The state became a tourist destination in the late 1800s, with the building of large estates, grand hotels, and summer cottages. The White Mountains also became the site of large logging businesses.

The Weeks Act of 1911 slowed the logging industry with the federal purchase of 768,000 acres for the White Mountain National Forest. After World War I, increased competition from newer textile mills in the South decimated the textile industry in New Hampshire. The state started to recover from its economic slump in the 1970s and 1980s as Boston's urban influence, interstate highways, and the state's low taxes encouraged renewed development, particularly high-technology businesses, in southern New Hampshire.

Since 1970, the population in the state has increased by approximately 74%. The state gained more than 180,000 residents in both the 1970s and 1980s. Despite New Hampshire's emergence as an area attractive to high-technology companies, growth slowed to just over 125,000 residents in the 1990s due to a regional recession in the first part of the decade. New Hampshire had the highest percentage growth of the New England states in the past decade. During the 1990s, the population grew in all New Hampshire counties except Coos County. The two counties closest to the Boston metropolitan area, Hillsborough County and Rockingham County, had the most growth and accounted for 53% of the state's 2000 population. Growth in these counties has been strongest in those communities surrounding Manchester, Nashua, and Portsmouth, and those along major arteries to the

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Boston area. Between 2000 and 2003, the state added more than 50,000 residents. About 51% of this recent growth occurred in Hillsborough and Rockingham counties.

NEW	HAMPS	SHIKE 70 2003	PUPUL I (In Th	ousands)	GICO II	:	
	1970	1980	1990	2000	<u>2003</u>	2000- 2003 <u>Change</u>	% Change 2000- 2003
State of New	738.0	920.5	1109.1	1,235.8	1,287.7	51.9	4.2%
Hampshire Belknap County	32.4	42.9	49.2	56.3	60.4	4.1	7.3%
Laconia	14.9	15.6	15.7	16.4	17.1	0.7	4.3%
Carroll County	18.5	27.9	35,4	43.7	46.1	2.4	5.5%
Cheshire County	52.4	62.1	70.1	73.8	76.0	2.2	3.0%
Keene	20.5	21.4	22.4	22.6	22.8	0.2	0.9%
Keene Coos County	34.2	35	34.7	33.1	33.0	-0.1	-0.3%
Grafton County	54.9	65.8	74.9	81.7	84.0	2.3	2.8%
Gration County Hillsborough County	223.9	276.6	336.1	380.8	394.7	13.9	3.7%
Bedford	5.9	9.5	12.6	18.3	20.2	1.9	10.4%
Goffstown	9.3	11.3	14.6	16.9	17.4	0.5	3.0%
Hudson	10.6	14.2	19.5	22.9	23.8	0.9	3.9%
Manchester	87.8	90.9	99.6	107.0	108.9	1.9	1.8%
Manchester Merrimack	8.6	15.4	22.2	25.1	26.4	1.3	5.2%
Merrimack Nashua	55.8	67.9	79.7	86.6	87.3	0.7	0.8%
	80.9	98.3	120.0	136.2	143.6	7.4	5.4%
Merrimack County	30.0	30.4	36.0	40.7	41.8	1.1	2.7%
Concord	139.0	190.3	245.8	277.4	290.1	12.7	4.6%
Rockingham County	11.7	18.9	29.6	34.0	34.5	0.5	1.5%
Derry	5.3	13.6	19.8	23.2	24.2	1.0	4.3%
Londonderry	25.7	26.3	25.9	20.8	21.0	0.2	1.0%
Portsmouth	20.1	24.1	25.7	28.1	29.1	1.0	3.6%
Salem	70.4	85.4	104.2	112.2	117.7	5.5	4.9%
Strafford County	20.9	22.4	25.0		28.2	.1.3	4.8%
Dover	17.9	21.6				1.2	4.2%
Rochester	30.9	36.1				1.5	3.7%
Sullivan County Source: US Census Burn		2011	2310				,



Economic Factors

New Hampshire's unemployment rate average remains lower than that of the United States and New England. Unemployment rates remain higher in the labor market areas shared with or bordering Massachusetts, and in the northern part of the state, which is heavily dependent on a few manufacturers.

Unemployment Rates by Area					
	Preliminary January 2005	Revised December 2004	January 2004		
United States	5.7%	5.1%	6.3%		
Northeast	5.3%	4.7%	6.4%		
New Hampshire	4.0%	3.0%	4.6%		
Labor Market Areas					
Berlin MicroNECTA	4.1%	3.1%	5.0%		
Claremont MicroNECTA	2.9%	2.2%	3.7%		
NH Portion of Colebrook, NH-VT LMA	3.2%	5.9%	4.4%		
Concord MicroNECTA	3.4%	2.5%	3.6%		
NH Portion of Conway LMA	3.7%	2.9%	4.0%		
NH Portion of Lebanon, NH-VT LMA	1.9%	1.8%	2.6%		
Keene MicroNECTA	3.0%	2.2%	3.5%		
Laconia MicroNECTA	3.5%	2.6%	4.1%		
NH Portion of Littleton NH-VT LMA	4.0%	2.5%	3.7%		
Manchester METONECTA	3.9%	2.9%	4.1%		
NH Portion of Nashua NH-MA NECTA	4.4%	3.4%	5.4%		
Peterborough LMA	3.8%	3.0%	4.0%		
Plymouth LMA	3.1%	2.4%	3.4%		
NH Portion Portsmouth NH-ME MetroNECTA	3.9%	3.1%	4.5%		
NH Portion of Rochester-Dover, NH- ME MetroNECTA	4.0%	2.9%	4.0%		
Salem, NH Portion of Lawrence- Methuen-Salem NECTA	6.2%	5.6%	8.8%		



The state of New Hampshire has a fairly diversified economy. Although New Hampshire non-farm employment added almost 145,000 jobs in the 1990s, the employment totals have dropped by 10,600 jobs since the 2001 peak. This slowdown reflected the national recession starting in March 2001.

NON-FARM EMPLO	YMENT BY	SUPER S	SECTOR		•	
New Hampshire (Ar	inuai Averag	es in Thou	sailus)	%	2004 %	
•				Change	Total	
			Numerical	2003-	Emplo	
*	2003	2004	Change	2004	<u>ment</u>	
DOTAY MONTHADM	617.9	626.7	8.8	1.4%	101.6%	
TOTAL NONFARM	527.8	537.0	9.2	1.7%	87.1%	
Private	110.3	110.9	0.6	0.5%	18.0%	
Goods producing	28.9	29.6	0.7	2.4%	4.8%	
Construction	80.4	80.3	(0.1)	-0.1%	13.0%	
Manufacturing	59.7	60.7	1.0	1.7%	9.8%	
Durable goods	3.0	3.0	0.0	0.0%	0.5%	
Primary metal manufacturing	18.8	19.5	0.7	3.7%	3.2%	
Computer & electronic product	4.5	4.6	0.1	2.2%	0.7%	
Elec. equipment, appliance, & component	2.6	2.5	(0.1)	-3.8%	0.4%	
Transportation equipment manufacturing	5.9	5.7	(0.2)	-3.4%	0.9%	
Miscellaneous manufacturing	20.7	19.7	(1.0)	-4.8%	3.2%	
Nondurable goods manufacturing	3.5	3.0	(0.5)	-14.3%	0.5%	
Food, beverage, & tobacco product mfrg.	3,1	3.0	(0.1)	-3.2%	0.5%	
Paper manufacturing	507.6	515.8	8.2	1.6%	83.79	
Service providing	138.4	140.1	1.7	1.2%	22.7%	
Trade, transportation, and utilities	26.7	27.3	0.6	2.2%	4.4%	
Wholesale trade	95.9	97.3	1.4	1.5%	15.89	
Retail trade	12.2	12.5	0.3	2.5%	2.0%	
Information	37.0	37.6	0.6	1.6%	6.1%	
Financial activities	54.7	56.7	2.0	3.7%	9.2%	
Professional and Business Services	93.1	94.6	1.5	1.6%	15.3°	
Educational and health services	22.9	23.5	0.6	2.6%	3.8%	
Hospitals	61.5	64.0	2.5	4.1%	10.4	
Leisure and Hospitality	40.9	42.4	1.5	3.7%	6.9%	
Food services and drinking places	20.7	20.7	0.0	0.0%	3.4%	
Other services GOVERNMENT	20.7 90.1	89.7	(0.4)	-0.4%	14.59	

^{*2004} figures are preliminary. Percents may not add to 100% due to rounding.

Source: New Hampshire Nonfarm Employment by Super Sector: 2003 Final Benchmark, 2004 Preliminary Benchmark, Economic and Labor Market Information Bureau.



Manufacturing lost 4,900 jobs between 2002 and 2003, mostly in the larger durable goods sector. Construction was the only large gainer in the goods producing sector, with 900 new jobs. Service producing employment fared better, with a 2,200 job gain between 2002 and 2003. Large employment gains were seen in educational and health services, with 1,400 jobs, and government, with 1,500 jobs. The trade, transportation, and utilities super sector, with 22.5% of the work force, is the largest single sector in the state's employment base, and added 500 jobs in the 2002-2003 period. Leisure and hospitality, with 10.0% of total employment, added 1,100 jobs in the same period. These two sectors are dominant due to the dependence on tourism and retail trade. New Hampshire has no sales tax on most goods while the neighboring state have sales taxes. Thus, border towns have high concentrations of retail stores.

Of the 32,933 businesses in New Hampshire in 2002, only about 100 employed more than 500 people, and 57% employed fewer than 5 people. The largest employers in the state are listed in the table on the following page.

The cost of living in the Northeast urban area (defined as New England plus New York, New Jersey and Pennsylvania) is somewhat higher than the U.S. city average. The 2003 annual average Consumer Price Index for all U.S. cities was 184.0 (1982-84=100); the Northeast urban CPI was 193.5; and the Boston-Brockton-Nashua, MA-NH-ME-CT CPI was 203.9. The cost of rental housing in a mid-2004 survey averaged \$896, according to the New Hampshire Housing Finance Authority.



MAJOR EMPLOYERS MANUFACTURING

Public Company	Locations in NH	# Employees	Product or Service
BAE Systems (Sanders)	Nashua	3,800	Electronic systems for defense
Hewlett-Packard Co.	Nashua	1,700	Computer hardware/software
Osram Sylvania Inc.	Hillsboro, Manchester	1,685	Automotive lighting
Teradyne Connection Systems Div.	Nashua	1,600	Electronic interconnection devices
Freudenberg-NOK-Bristol Facility	Bristol	1,421	Seals and custom-molded products
Hitchiner Manufacturing Co.	Milford	1,198	Investment castings
Goss Internation	Dover	1,000	Printing presses
Sturm, Ruger & Co.	Newport	959	Firearms
General Electric Meter Business	Somersworth	950	Electricity meters, metering systems
NH Ball Bearing	Peterborough	892	Bearings & bearing products
	SERVICE	SECTOR	
Wal-Mart Stores, Inc.	Multiple	8,662	26 stores and one distribution center
Dartmouth-Hitchcock	Multiple	7,100	Acute care hospital/ medical
			care
Medical Center	Multiple	6,600	care Supermarkets
Medical Center DeMoulas & Market Basket	Multiple Multiple	6,600 4,600	
Medical Center DeMoulas & Market Basket Shaw's Supermarket, Inc. Liberty Mutual - No. New	-	•	Supermarkets
Medical Center DeMoulas & Market Basket Shaw's Supermarket, Inc. Liberty Mutual - No. New England Division	Multiple	4,600	Supermarkets Supermarkets Commercial insurance
Medical Center DeMoulas & Market Basket Shaw's Supermarket, Inc. Liberty Mutual - No. New England Division Fidelity Investments	Multiple Dover, Bedford	4,600 4,487	Supermarkets Supermarkets Commercial insurance company
Medical Center DeMoulas & Market Basket Shaw's Supermarket, Inc. Liberty Mutual - No. New England Division Fidelity Investments Dartmouth College	Multiple Dover, Bedford Merrimack	4,600 4,487 4,273	Supermarkets Supermarkets Commercial insurance company Investment management
Medical Center DeMoulas & Market Basket Shaw's Supermarket, Inc. Liberty Mutual - No. New England Division Fidelity Investments	Multiple Dover, Bedford Merrimack Hanover	4,600 4,487 4,273 4,074	Supermarkets Supermarkets Commercial insurance company Investment management College



Sales and Marketing Management's Survey of Buying Power estimates Effective Buying Income (EBI) for metropolitan areas and component counties and cities. EBI is defined as all personal income less personal tax and non-tax payments. The median household EBI for selected areas within the state in 2004 is shown in the table below. Rockingham County and Hillsborough County have median household EBIs above the state figure. The other eight counties' medians are below the state median. Grafton and Merrimack counties, with the cities of Hanover and Concord respectively, have median EBIs above the U.S. average.

EFFECTIVE BUYING INCOME New Hampshire - 2004					
Metro Area County City	Median Household EBI	\$20,000- \$34,999	\$35,000- \$49,999	\$50,000 and Over	
Hillsborough County Manchester	\$48,250 \$37,485	17.9% 24.1%	19.5% 21.1%	47.7% 32.4%	
Nashua Merrimack County	\$46,925 \$44,341	18.7% 20.7%	18.9% 21.2%	46.2% 42.1%	
Concord Rockingham County	\$38,989 \$52,967	23.4% 15.8%	22.6% 18.7%	33.4% 53.5% 37.6%	
Strafford County Belknap County	\$41,837 \$41,387	21.9% 23.5% 24.9%	22.4% 22.2% 21.8%	37.1% 32.4%	
Carroll County Cheshire County	\$37,872 \$39,508	24.5% 26.7%	21.4% 21.4%	34.7% 21.8%	
Coos County Grafton County	\$30,876 \$39,209	23.3% 23.6%	22.2%	33.8% 33.2%	
Sullivan County TOTAL STATE	\$38,970 \$45,030	19.9% 20.1%	20.3% 18.4%	43.5% 41.6%	
New England Total U.S. Sales & Marketing Managemen	\$42,738 \$38,201	23.3%	19.0%	35.4%	

Nashua, Manchester, and Portsmouth have all appeared in the top ten cities in *Money Magazine's* annual ranking of the best places to live in America within the past decade. This ranking is based on statistical factors including data on employment, affordability, climate, education, healthcare, and amenities. New Hampshire has consistently ranked near the top for liveability.

Governmental Factors

The New Hampshire State legislature consists of a 24-member Senate, elected from 24 single-member districts, and 400-seat House of Representatives (larger than that of any other state and the fourth largest in the world), elected from 195 legislative districts. Legislators serve two-year terms. Representatives are paid only \$100 per year plus mileage, thus being comprised primarily of independent businessmen and retirees. The governor, who is the only executive elected state-wide, serves a two-year term as is assisted by a five-member executive council, elected for two years by district. The secretaries of state and treasury are elected by the legislature.



New Hampshire has ten counties, each governed by three commissioners. Other elected county officials include the sheriff, attorney, treasurer, registrar of deeds, and registrar of probate. There are 221 towns, 13 cities, and 25 unincorporated places in the state. Most New Hampshire towns are governed by a council or board of selectmen. Town meetings provide a forum for input by residents. Many towns passed a ballot amendment in the spring of 1996 allowing voting on town matters to occur via ballot rather than at town meetings. Some of the larger cities use a mayor/aldermanic board form of city government.

Most towns and cities now have some form of zoning, development, and building code controls in place, although they vary greatly in level of detail and complexity. The larger cities have a master plan dictating current and desired future growth patterns. These master plans tend to cluster commercial, retail and industrial uses along major thoroughfares. However, existing land uses that have been in place for decades prior to the arrival of zoning controls result in mixed usage in many areas.

The state and the individual towns or cities are the two major taxing entities in New Hampshire. Towns levy taxes on real property, which are then divided between the town, school district and county. Tax rates vary from town to town. The state taxes include room and meals taxes, business profits tax, business enterprise tax, real estate transfer tax, inheritance tax, interest and dividends tax, and liquor and tobacco tax. There are no sales taxes or personal income taxes in New Hampshire. In 1999, the state adopted a uniform tax for school funding. This tax is to be collected by individual towns, and will be disbursed back to the towns on a per-pupil basis. The tax is being challenged by groups of property-rich and property-poor towns.

Police, fire, and ambulance service are provided by each city, either directly or via contract with nearby larger communities. A 911 regional dispatch system has been implemented throughout the state, improving response time and service to the communities.

Educational needs are met by a number of independent school districts. Larger towns have their own school district, while smaller ones may send part or all of their students to a regional school or neighboring school district. School districts report to the State Board of Education as well as to their respective municipalities. The state has ranked second or third for the past five years on Scholastic Aptitude Test scores.

New Hampshire has a total of 28 colleges and universities. The state university system includes the University of New Hampshire, Keene State College, and Plymouth State College. Dartmouth College is the northernmost of the Ivy League colleges and the ninth oldest college in the United States. Dartmouth professional schools include the Thayer School of Engineering, Dartmouth Medical School, and the Amos Tuck School of Business. Franklin Pierce Law School in Concord was is highly ranked in the U.S. in the area of patent law.



New Hampshire is served by 26 acute care hospitals, a U.S. Veterans Administration Hospital, and seven specialty hospitals. Major medical facilities include the Mary Hitchcock Memorial Hospital, a teaching hospital affiliated with Dartmouth Medical School in Hanover; the Catholic Medical Center and Elliott Hospital in Manchester; Concord Hospital; and Southern New Hampshire Regional Medical Center and St. Joseph's Hospital in Nashua. There are numerous smaller hospitals and clinics throughout the state.

Environmental Factors

The New Hampshire climate varies somewhat from the mountains in the north and west to the seacoast region. Generally, the climate is temperate in the summer and cold in the winter. In the southern most populous part of the state, the average temperature in the summer is 67 degrees, and the average daily maximum temperature is 80 degrees. In winter the average temperature is 25 degrees and the average daily minimum temperature is 14 degrees. Average annual precipitation is 43 inches. Average seasonal snowfall is 72 inches, but varies greatly from year to year and from region to region.

The general topography of the state is rolling hills in the southern half, somewhat flat on the small coastal plain, and mountainous in the northern portion. Elevations range from sea level to 6,288 feet at the top of Mount Washington; mean elevation is about 1,000 feet. About 85% of the state is covered by forest.

The soils in the state formed in glacial deposits which rest on bedrock. About 14,000 years ago, the entire state was covered by a glacier up to a mile thick. As the glacier advanced and then retreated, it rounded off the tops of hills and mountains and left deposits of crushed rock and boulders; bedrock is exposed in places. In river valleys, sand and gravel was deposited in terraces as the glacier melted. The resulting soils are generally rocky, hardpacked, and poor.

Urban areas have access to city water through large municipal wells and from surface water reservoirs. City sewer and trash systems also serve urban areas. Due to the rural character of much of the state, however, a large number of the state's residents rely on individual water wells and septic systems. New Hampshire currently has among the highest electric rates in the U.S. Recent court rulings have opened the way for competitive electric utilities to offer service; a pilot project to test the idea is underway. Verizon provides telephone service to 95% of the state, with 11 municipal companies taking care of the remaining 5%. These local telephone services are also beginning to face competitive pressure as some data-intensive companies switch to the use of competing fiber-optic transmission services. Natural gas is available only in older areas of the larger cities. Oil, propane, electricity, and wood are all used for heat generation.

Air transportation is provided by numerous private airfields as well as commercial airports in Manchester, Laconia, Lebanon, and Portsmouth. Of those facilities, Manchester Airport is by far the largest, and has expanded in recent years with a new terminal, upgrades to instrument landing systems, and planned runway expansion. In 1998, several additional airlines began flights to Manchester,



bringing the number of commercial carriers to thirteen. Manchester Airport handled 3.2 million travelers and 87,500 tons of cargo in 2000. Boston's Logan International Airport is also located to the south.

New Hampshire has access to in-state and out-of-state markets via a network of interstate expressways and other major highways. The highway system connects directly into Boston as well as to Montreal, Canada. The major highways serving New Hampshire are Interstate Highways 89, 93, and 95. New Hampshire is also served by U.S. Highways 1, 2, 3, 4, 202, and 302. State Highway 101 is a major east-west connector in the southern tier of the state. Major reconstruction and widening of the eastern portion of SH-101 has recently been completed, improving access to the southeastern portion of the state.

New Hampshire is one of the oldest recreation and vacation areas in the United States. Recreational and cultural facilities are abundant in the state. There are 1,300 lakes and ponds, 40,000 miles of rivers and streams, and 18 miles of Atlantic Ocean coastline that provide residents with water recreation. The White Mountain National Forest contains 768,000 acres, some of which extend into Maine, and there are 32 state parks for hiking and camping. New Hampshire has gained an international reputation for its skiing with over two dozen major ski touring centers. There are 86 major peaks in the White Mountains, topped by Mount Washington at 6,288 feet.

There are no major professional sports teams located in New Hampshire. Minor league baseball teams exist in Nashua and Manchester. Minor league hockey and arena football franchises play in the new Verizon Center arena in Manchester, which also hosts concerts and exhibitions.

Conclusion

New Hampshire's economy has slowed due to the recent national recession. The high technology sector, which helped boost the New Hampshire economy in the late 1990s, has had large layoffs especially in manufacturing jobs. Employment in this sector has lagged the national economy recovery. Several factors make it an attractive area for companies and individuals to locate in New Hampshire including strategic location in New England near the Boston PMSA, the lack of a personal income tax or a sales tax (on most items), good public education, and low cost of living relative to other areas of the Northeast. As long as these factors do not change, growth in New Hampshire should continue to outperform the rest of New England.



CITY ANALYSIS City of Manchester

Manchester is located in the northeast corner of Hillsborough County in the Merrimack River Valley. It is part of the Manchester, NH PMSA and part of the Boston, MA CSMA. It is located approximately 58 miles north of Boston on Interstate 93. The city encompasses 33 square miles. Surrounding towns include Hooksett to the north, Auburn to the east, Londonderry and Litchfield to the south, and Bedford and Goffstown to the west.

Although Manchester celebrated its 150th year of incorporation in 1996, the area was first settled in the mid-1700s. Logging was the mainstay of the first settlers. By 1810, the first cotton and woolen mills were in operation. At the height of the textile factory operations in the mid- to late-1800s, nearly 5 million yards of cloth were shipped each week from the mills. These mills contained more than 8 million square feet of space and employed thousands of workers. In the 1920s, obsolete machinery, labor unrest, and competition from southern mills eroded the textile industry locally; the mills closed in 1935. As the city's economy has slowly diversified, some of the old mill buildings have been adapted to other uses.

The city has grown slowly over the past few decades. The 1980s brought an increase of 8,600 residents (0.9% annual growth rate). Much of Manchester is now built out, allowing little land for growth. Current population estimates indicate a slower growth rate of 0.7% in the 1990s, although the 7,439 population increase was the largest numeric increase in the state.

	City of Manche	ester Populatio	n
Year	Population 88,282	Change	Compound Annual Growth Rate
1960 1970	87,754	(528)	-0.1%
1980	90,936	3,182	0.4%
1990	99,567	8,631	0.9%
2000 Source: New Hampshi	107,006 ire Office of State Planning	7,439	0.7%

Five of the largest employers in the Manchester area are service sector companies, as shown in the following table. The average annual number of workers employed was 59,227 in 2001. The unemployment rate for the Manchester PMSA was 4.0% in June 2004 which was slightly higher than the figure for the state (3.9%) but much lower that the national average of 5.8%. According to the Survey of Buying Power by Sales & Marketing Management, the median effective buying income per household was \$39,113 in 2000 for Manchester. This figure was slightly lower than the average for the entire state (\$44,667). The adjacent (suburban) towns tend to have much higher effective buying incomes.



MAJOR EMPLOYERS Manchester **Employees** Product/Service Largest Employers 2145 Health care Elliot Hospital 2100 Utility Verizon 1400 Health care Catholic Medical Center 1250 Utility **PSNH** 1200 Banking Citizens Bank 1260 Banking Bank of New Hampshire 801 Insurance Anthem Blue Cross Blue Shield of NH 725 Supermarket Hannaford Brothers 675 Electronics Osram Sylvania 550 Electronics Freudenberg NOK Source: SOICC of NH, 2004

Single-family home construction has ranged from 105 to 229 permits per year over the last decade. Much of the variation has be due to the limited availability of lots and the ability of developers to get new subdivisions platted. Multi-family construction has seen even larger swings in activity due to the timing of several large apartment complexes being constructed.

	BUILDING PERMITS (UNITS) City of Manchester	
Year	Single-Family	<u>Multi-Family</u>
1993	130	4
1994	203	32
1995	229	14
1996	226	57
1997	141	313
1998	140	26
1999	156	27
2000	156	84
2001	105	171
2002	180	539
2003	171	190
2004	156	416



Manchester is governed by a mayor, 12 aldermen elected from single-member districts, and 2 aldermen elected at-large. The city has an appointed planning board. Zoning ordinances, a master plan, and a capital improvement plan govern existing land use and development. The city is protected by full-time police and fire departments. Medical facilities include Catholic Medical Center and Elliott Hospital, operated by Optima Health, and a Veterans Administration Medical Center.

The Manchester school system consists of 14 elementary schools, 3 middle/junior high schools, and 3 high schools. Neighboring towns contract with Manchester to send students to the high schools on a tuition basis. There are 11 private or parochial schools in the city. Colleges and universities in the area include Manchester Technical College, Hesser College, St. Anselm College, University of New Hampshire-Manchester, New Hampshire College, and Notre Dame College.

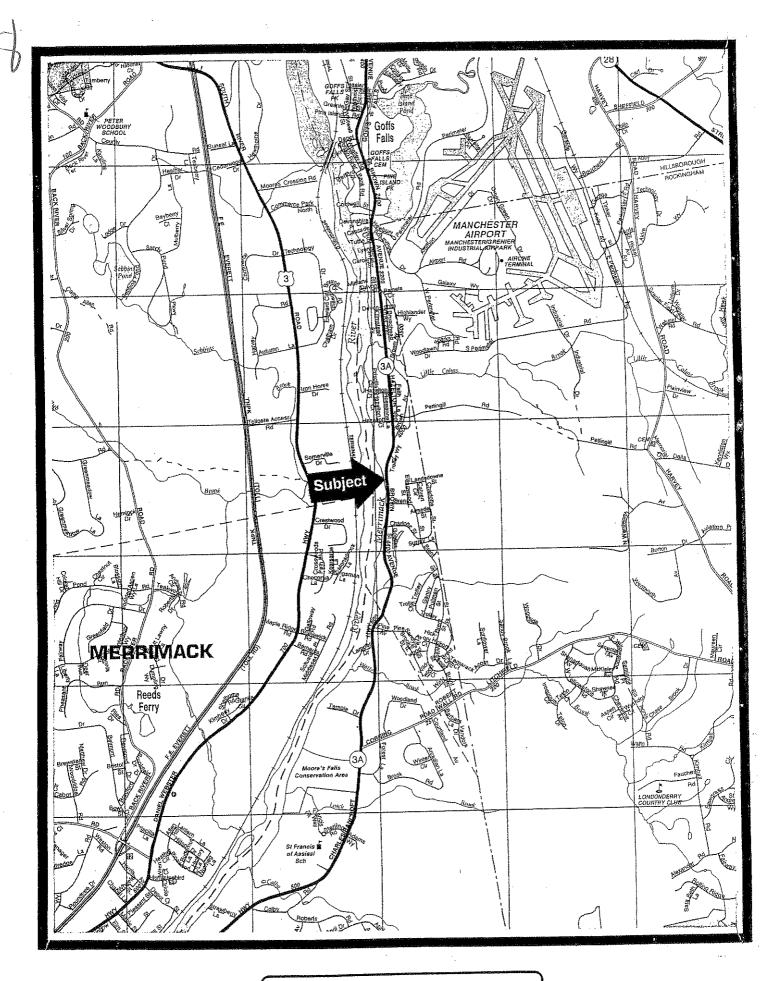
Public Service of New Hampshire supplies electricity to the city. Natural gas is supplied to portions of the city by Manchester Gas and Keyspan. City water is supplied from Massabesic Lake by the Manchester Water Works. The city also operates a sewer system and municipal treatment plant. Bell Atlantic provides local telephone service.

Interstates 93 and 293 run north-south through Manchester. U.S. Route 3 and State Highways 101, 3A, 114, and 28 provide access to surrounding communities. The Manchester Airport is served by seven carriers, including Northwest Airlines, Southwest Airlines, Continental, United Airlines and USAir. A new terminal was completed in 1994 and expanded in 1999. The lengthening of the runways was completed in late 2003 to accommodate larger jets. Plans are under consideration for improving local and regional access to the airport. Construction of a new connector road with the Everett Turnpike is scheduled to begin construction in 2005/2006.

The city has a new downtown civic center, which hosts minor league hockey, other sports, entertainment, and other events. The Mall of New Hampshire is a regional shopping center serving Manchester and surrounding communities. There are 36 municipal parks in the city. There are six swimming pools, two indoor skating rinks, 13 tennis courts, three golf courses, three bowling centers, and one ski area in the city. Cultural attractions include the Currier Gallery of Art, Manchester Institute of Arts and Sciences, New Hampshire Symphony Orchestra and Stage One Productions. The Palace Theater hosts the orchestras and theater performances, as well as frequent performances by visiting artists and performing groups. There are also a number of art and craft galleries, movie theaters, and community events in the area.

The growth and strong economy in the region have resulted in Manchester's regular appearance on Money Magazine's list of the best places to live and work in America. Manchester was rated the number one place to live and work in the Northeast on the magazine's 1998 list. The city and region get top marks for job growth, employment opportunities, low crime rate, and housing appreciation.

In summary, given the limited amount of vacant land, only limited residential growth is expected for the foreseeable future. Some office, industrial and retail growth is expected due to the increased traffic through Manchester Airport.



Neighborhood Map



NEIGHBORHOOD ANALYSIS

The neighborhood analysis provides a bridge between the analysis of general influences on all property values and the study of a specific subject property. The goal of neighborhood analysis is to determine how the operation of social, economic, governmental, and environmental forces influence property values in the specific area in which the subject property is located.

The subject property is located in a primarily single-family residential area off Brown Avenue just southwest of the Manchester Airport. Industrial and residential uses are located south of Manchester Airport in Londonderry to the east.

Neighborhood Boundaries

The neighborhood boundaries are generally delineated as the areas on either side of Brown Avenue (U.S. Route 3A) from Airport Road/Perimeter Road on the north to the Litchfield town line on the south. These boundaries were established due to the change in uses north of Airport Road. The uses further to the north include a mix of commercial, industrial, multi-family and single-family detached uses. To the south, municipal sewer service is not available in the rural areas of Litchfield. Please refer to the discussion of the Distribution of Land Uses on the following page. A map illustrating the subject neighborhood is provided on the preceding page.

Linkage Attributes

Route 3A (Brown Avenue/Hazelton Avenue) is a two-lane arterial road which provides north/south access through the neighborhood. Route 3A widens to four lanes north of Airport Road in order to handle the higher traffic levels to and from the airport. It connects to IH-293 approximately one mile north of the neighborhood and extends south along the Merrimack River. This river provides a physical boundary on the west side of the neighborhood. Few bridges exist across the river. To the south, the next bridge over the river is located in Hudson approximately 13 miles to the south. Thus, Route 3 is a major collector road along the east side of the river.

Another bridge over the river has been proposed as part of a new access road for the airport. This bridge would connect with Route 3 and the Everett Turnpike on the west side of the river. This proposed bridge would be located on the tract of land just north of the subject tract. The connector road will have an access road which will connect to Route 3A just north of the bridge. Construction on this road is scheduled for 2005/2006. Once completed, it will increase traffic levels near the subject property and reduce the flow of traffic on Route 3A north of Airport Road.

Traffic along Route 3A varies considerably by location. From IH-293 to the entrance road to the Airport, traffic is heavily congested during rush hour times. Route 3A provides access to two industrial parks, the Manchester Airport, the Blue Cross/Blue Shield building, and several residential areas. The portion of Route 3A south of Airport Road carries primarily local traffic to several residential neighborhoods.



The presence of IH-293 just north of the neighborhood provides easy access to the greater Manchester area and central New Hampshire. IH-93 provides freeway access from Manchester south to downtown Boston.

Distribution of Land Uses

As previously noted, the subject neighborhood is comprised primarily of single-family detached residential homes. These residential uses include older houses along Route 3A and newer residential developments in small subdivisions on either side.

Manchester Airport is a hub for local economic activity. The runways were recently lengthened allowing jets to use the east/west runway. The increased traffic of larger aircraft increased noise levels at the northern end of the airport. Many areas immediately adjacent to the airport or under the flight path have high noise areas with $L_{\rm DN}$ (day-night) noise levels over 65 decibels. The residential homes with high noise levels are older and were originally developed up to 50 years ago.

As previously noted, the NH Department of Transportation intends to building a connector road across the river on the tract immediately north of the subject property. After the bridge is complete, the State of New Hampshire will reportedly let the City of Manchester build a kayak park on the remaining land. The City of Manchester also owns the land along the river immediately south of the subject tract.

Life Stage of the Neighborhood

The majority of the residentially-zoned land is already developed. A few tracts of vacant land along the river still remain. As a result, the character of the uses in the area is not likely to significantly change in the foreseeable future. The only change is that a tract just north of the proposed bridge/connector road is planned for an extended-stay hotel due to its commercial zoning.

Public Services

Public water, electric, natural gas, and telephone services are available throughout the neighborhood. Fire and police protection are comparable among competing neighborhoods. Public transportation is available in the subject neighborhood. However, bus service is available north of the neighborhood along Route 3A, to the airport, and through the industrial park (Perimeter Road) surrounding the airport. The neighborhood is served by the Manchester Public School District. An elementary school is located along Goffs Falls Road.

Summary and Conclusion

The subject property is located in a mature residential area southwest of Manchester Airport. Much of the area has already been developed. Traffic along Route 3A will increase once the connector road is constructed connecting this area to the Everett Turnpike across the Merrimack River.



ZONING ANALYSIS

The subject property is zoned "R-1B" Residential One-Family High Density District by the City of Manchester. The zoning classification allows for single-family detached residential uses, public schools, and municipal buildings. A manufactured housing park or subdivision may be allowed with a conditional use permit. The primary development regulations under this zoning classification are as follows.

Minimum Lot Area:

7,500 SF

Minimum Lot Frontage:

75 feet

Maximum Lot Coverage:

50%

Maximum Floor Area Ratio:

0.5:1

Maximum Height:

35 feet (2.5 stories)

Setback Requirements:

Front Yard:

20 feet

Side Yard:

10 feet

Rear Yard:

30 feet

Shoreline Protection Act:

250 feet for septic systems.

Minimum Required Parking:

2 spaces off-street.

The City of Manchester treats the subject site as one lot for assessing purposes. The subject site was originally platted at 23 small lots (Lots 1 through 23 of Shoreland Acres) platted in March 15, 1923. It is uncertain whether the lots were officially merged into one lot. Since the City treats this property as one lot, it will be appraised as one lot in this analysis. As one lot, the subject site complies with the minimum lot size and minimum lot frontage.

According to the original plat in 1923, the site ranges in depth from 70 to 92 feet. However, based on a recent survey of a tract of land to the north, the river may have eroded 20 feet or more of the depth of the lot. Thus, the actual depth between the road and the river may be as little as 50 to 72 feet. At a depth of 50 feet, this portion of the site would have no buildable area after deducting the front and rear setback requirements. The remainder of the land would have little buildable depth.

No additional deed restrictions are known to exist on the lot.



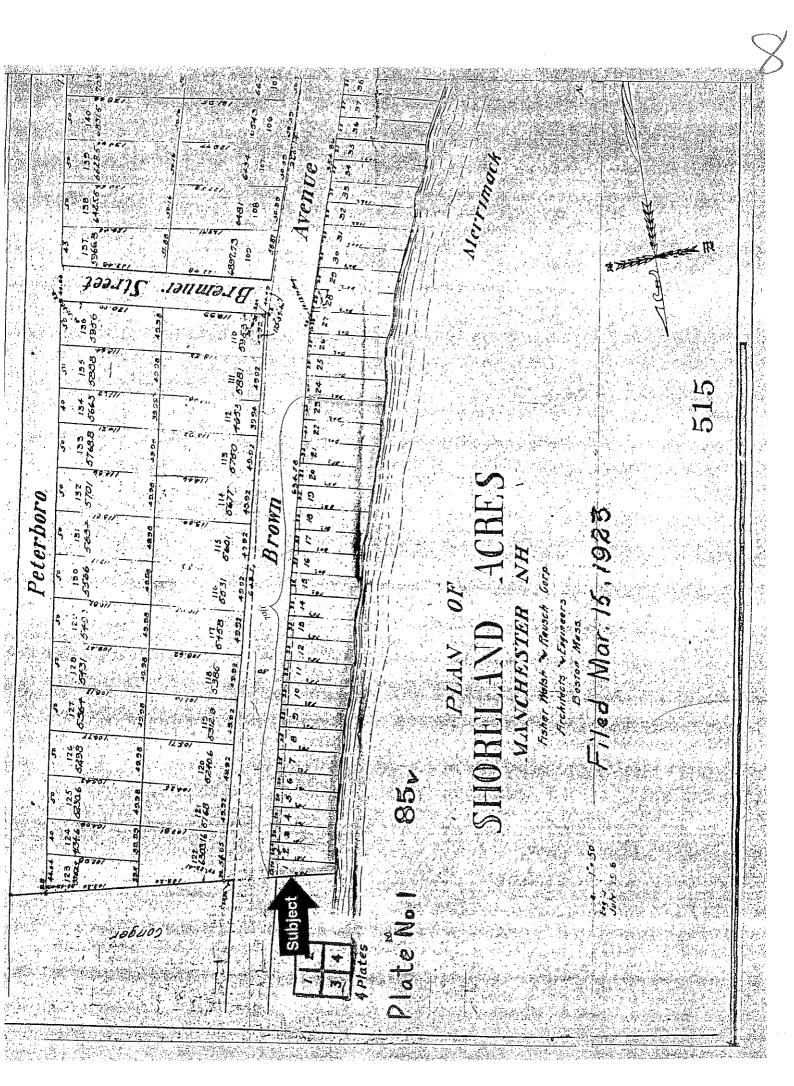
TAX AND ASSESSMENT ANALYSIS

The subject property is under the taxing jurisdiction of the City of Manchester, Manchester Public School District, Hillsborough County, and the State of New Hampshire. The subject property is identified as being Tax Map 713/Lot 1. The assessed value of the subject property for 2004 is summarized below.

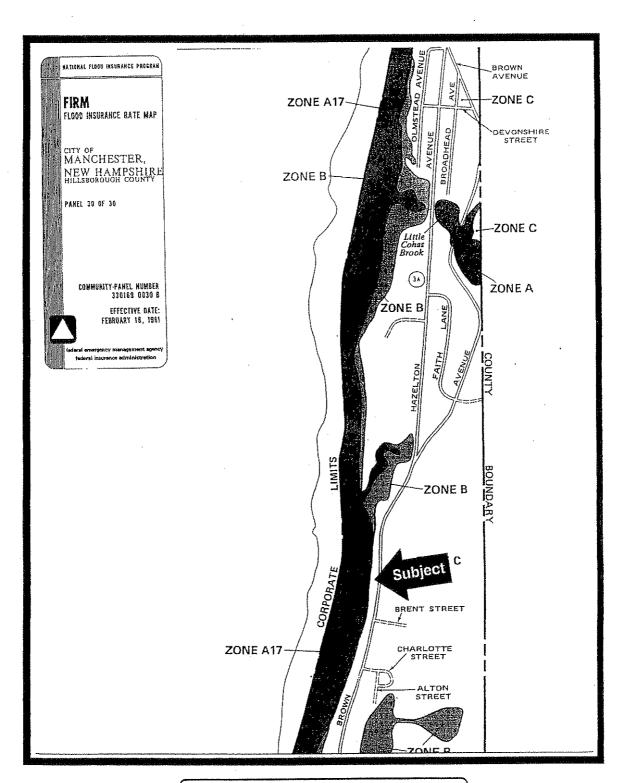
	Assessed Value Map 713/Lot 1
Land Value Improvements Total 2003 Equalization Ratio Implied Market Value	$$267,150$ $+0$ $$267,150$ $\div 0.571$ $$467,863$

The implied market value by the Assessor's office is higher than the market value estimated herein. It is over-assessed. However, since the property is owned by the City of Manchester, the property is exempt from real estate taxes. The site is assessed as if it were a buildable tract of land. It should be noted that the tract of land immediately south of the subject site is assessed for only \$8,820 and has a stated lot size of 4,549 SF (or \$1.939 per SF). The tract of land immediately north of the subject site is assessed for only \$10,100 and has a stated lot size of 10,000 SF (or \$1.01 per SF). Applying a value of \$1.50 per SF to the subject site, its assessed value would be only \$62,700. Thus, the subject site is also over-assessed based on the assessments of the adjacent tracts.

The 2004 tax rate (per \$1,000 of assessed valuation) for these combined taxing entities is \$27.92. The rate is subject to change based on the outcomes of several court cases related to a new state-wide property tax which partially subsidizes local public schools. Since the property is exempt from taxes, no outstanding real estate taxes exist.







Flood Insurance Rate Map



SITE ANALYSIS

The subject property consists of a narrow tract of vacant land between Brown Avenue (U.S. Route 3A) and the Merrimack River, north of Brent Street in Manchester, New Hampshire. According to the Assessor's tax map, the site has 544.7 feet of frontage and has a depth of 70 to 92 feet. However, if the subject site is similar to the land to the north, the area along the shoreline has eroded since the original plat in 1923. Based on surveys of a tract to the north, the depth of the lot may have decreased by 20 feet or more due to erosion. It is unlikely that the various government agencies would let the river be filled in order to return the land to its original depth when platted. Based on the current depth of the lot, there is little buildable area on the site after deducting the front and rear setbacks requirements under the zoning regulation. Please refer to the copy of the original subdivision plat which is presented on a preceding page.

The following information is a brief synopsis of the characteristics of the subject site.

Site Size/Dimensions:

41,800 SF (or 0.39 hectares) per the Assessor's property record card. This area is based on the dimensions shown on the original plat in 1923. The actual area of the site may be less due to a shallower depth. No recent survey of the land is available.

Several dimensions are known for the tract located just north of the subject site. The dimensions stated in the deed dated November 7, 1984 state that the original size was 100 feet frontage by 100 feet depth. However, the Assessor's Tax Map of the tract to the north shows that the land is only 43 to 44 feet deep. Another plan show the northern boundary (or depth) to be only 49 feet. Copies of these maps/plans are presented in the Addenda. Based on these documents, it is felt that the northern boundary of the subject site is at most 50 feet (which is significantly less than the 70 feet indicated on the plat).

If the erosion of the subject site is similar to the tract to the north, the size of the this site is likely to be 30,000 SF or less. For this analysis, a size of 30,000 SF will be used barring a survey being performed.

Frontage:

The tax map indicates that the site has 544.70 feet of frontage on Brown Avenue (U. S. Route 3A). The site also has a similar amount of frontage along the Merrimack River.

Access/Visibility:

There is a guard rail owned by the City of Manchester in the right-of-way for Brown Avenue in front of the subject site. This guard rail is to protect motorists from accidentally falling down the steep slopes on the subject site. According to the Highway Department with the City of Manchester, this guard rail could be removed if the site is developed.

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Any potential development would likely require retaining walls and guard rails on the subject site. The front of the site has good visibility but the remainder of the site is substantially below street grade.

Topography:

The front edge of the site is relatively level and at street grade. The remainder of the site contains steep slopes down to the Merrimack River. Based on a topographic map of a tract to the north, the subject site appears to drop approximately 30 feet in elevation between its frontage along Brown Avenue and the river.

Floodplain Status:

A copy of FEMA's Flood Insurance Rate Map is presented on Page 38

of this report.

FIRM Panel #:

#330169-0030-B

Map Date:

February 18, 1981

Zone/Comments:

The area immediately along the river is designated Zone A17 (100-year flood plain). The remaining land is designated Zone C (area of minimal

flooding).

Wetlands:

No wetlands appear to exist on the site due to the steep slopes.

Surrounding Land Uses:

The surrounding land uses include single-family detached houses to the east across Brown Avenue. On the west side of Brown Avenue, the tract of land to the north includes a narrow strip of vacant land with similar narrow depth and steep slopes and an older house on an older lot. The narrow strips of vacant land with shallow depths and steep slopes are located immediately to the south. Farther to the south, some single-family detached houses exist on deeper lots along the river.

The larger tract to the north is about to be acquired by the NHDOT for the construction of the proposed access road between the airport and the Everett Turnpike. If it were not for the taking of the land, the developer was proposed to develop the site with multi-family uses. The smaller lot to the north is to be taken for the construction of a kayak park. According to NHDOT regulations, these takings are not to be considered when appraising the subject property.

Utilities:

Utilities to the site are provided by the following:

Water:

City of Manchester

Sanitary sewer:

None. No municipal sewer line exists in this section of Brown Avenue. The sewer line for the homes across Brown Avenue is in an easement located at the rear of the lots. The closest sewer lines are near the intersection of Route 3A and Pettingill Road to the north or along Brent



Street to the south. Due to the Shoreline Protection Act, no new septic systems may be located within 250 feet of the Merrimack River.

Electricity:

Public Service of New Hampshire

Natural Gas:

Energy North

Telephone:

Verizon

Easements:

No survey was provided to the appraiser. The tax deed does not indicate any easements. It is specifically assumed that no unknown easements exist which would adversely affect the value of the subject

site.

Encroachments:

None appear to exist.

Hazardous Materials:

No Level I site assessment was provided to the appraiser. It is specifically assumed that no hazardous materials exist on the site which would adversely affect the value of the property.

Site Improvements:

No improvements exist on the site. The site is heavily wooded.

In summary, the primary limiting factor of the subject site is its shallow depth and steep slopes. After deducting for the front and rear setback requirements under the zoning ordinance, little buildable area remains. Even if the City owns the portion of the river that was originally part of the subject site, it is uncertain whether the state and federal agencies would allow that portion of the river to be filled. Even if these agencies would allow the river to be filled, the filling of the site to allow for a suitable foundation for a building would be expensive and is not likely to be economically feasible. For this analysis, no filling of the land in the river is assumed herein. Finally, the subject site is not served by a municipal sewer line and no septic system would be allowed on the site. The extension of a sewer line to the subject site would also be expensive.

Photographs of the subject property are presented in the Addenda.



ANALYSIS OF DATA AND CONCLUSIONS



HIGHEST AND BEST USE

The fundamental concept of highest and best use may be defined as:

"The reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible, and results in the highest value."

In determining the highest and best use of the site or property, the appraiser should consider, when applicable, the effect on use and value of the following factors:

- 1. the physical adaptability of the property;
- 2. existing land use regulations;
- 3. reasonably probable modifications of such land use regulations;
- 4. economic demand and supply;
- 5. documentable property value trends; and
- 6. optimal uses of the property.

These six factors are individually discussed as follows:

Existing Land Use Regulations/Reasonably Probable Modifications of Such Regulations

As vacant, the "R-1B" Residential One-Family High Density District by the City of Manchester. The zoning classification allows for single-family detached residential uses, public schools, and municipal buildings. A manufactured housing park or subdivision may be allowed with a conditional use permit. Given the single-family uses located across the street, no changes in the zoning are likely. Again, although it is uncertain whether the original lots were legally merged, the subject site will be treated as one lot since the City treats it as one lot for assessing purposes. Based on the front and rear setbacks under this zoning ordinance, little buildable area remains on the site. The site is further impacted by the Shoreline Protection Act. No new septic system may be located within 250 feet of the shoreline.

Physical Adaptability of the Property

The subject property is a narrow strip of vacant land located between Brown Avenue and the Merrimack River. According the Assessor's tax map, the subject site has a depth of 70 to 92 feet. Based on the survey of a tract to the north, the current depth of the tract to the north is 49 feet or less. The depth of this tract appears to be relatively similar to the northern end of subject site. The southern end of the site has a slightly wider depth. In addition, there is a change in elevation of approximately 30 feet (from the road to the river) over this distance. Thus, there are steep slopes across the site. No

³Appraisal Institute, <u>The Appraisal of Real Estate, Eleventh Edition</u>, (copyright 1996), Page 50.



municipal sewer line is located in this section of Brown Avenue. The extension of a sewer line to the site would be expensive.

Even if the City owns the portion of the river that was originally part of the subject site, it is uncertain whether the state and federal agencies would allow that portion of the river to be filled. Even if these agencies would allow the river to be filled, the filling of the site to allow for a suitable foundation for a building would be expensive and is not likely to be economically feasible. As previously discussed, no filling of the land in the river is assumed herein. Given these factors, the site is viewed as unbuildable.

Economic Demand and Supply/Documentable Property Value Trends

There is limited demand for unbuildable lots in this market area. Most unbuildable tracts are purchased by abutters for the expansion of their existing sites. The excess land can provide extra privacy or back yard space, additional space for parking, or solve encroachment, access or drainage problems. When the unbuildable lot has frontage on a river, pond or lake, it can provide a recreational or view amenity. The value of the property is dependent on the type of potential recreational use and the ability of the buyer to take advantage of this use. The recreational uses include only a view amenity at one extreme to canoe or boat access at the other extreme. An intermediate use would be as a fishing site. In the northern portion of the state, landlocked tracts with deeded pedestrian access are often sold for hunting purposes.

In regards to the subject property, the site has approximately 540 to 550 feet of frontage on the Merrimack River. However, the steep slopes and the lack of parking along the road reduce its appeal. A staircase would need to be built to provide access down from the street to the water. If not purchased by an abutter, retaining walls, fill dirt, and additional guard rails would be needed to provide parking along the road. The local potential buyers are limited. The NHDOT is about to buy the land to the north. The NHDOT is thinking about donating the excess land on the site to the north for the construction of a kayak park. If the subject site is also purchased, a longer continuous strip of land for the park could be created. The only other nearby property owners that may have an interest in the property are the homeowners located across the street. However, the need for the subject site would be reduced if a park is built on the adjacent land. The local residents could enjoy the river frontage without needing to purchase the subject site.

Few sales of unbuildable lots along a river have occurred. Value trends are difficult to establish.

Optimal Use

Based on these factors, the highest and best use of the subject site, <u>as vacant</u>, would be to sell the land to an abutter that wanted to expand their existing site. The subject tract would provide these tracts with additional river frontage. However, the subject site offers little development potential. The shallow depth does not provide a suitable building site. Only a small portion of the subject land (near the road) can be used for density purposes. According to Terry Harlacher (Chief Planner with the City



of Manchester), the number of potential housing sites is estimated by taking the amount of uplands (gross acres less areas of wetlands and steep slopes) and deducting approximately 20% for roads. Since nearly the entire site is comprised of steep slopes, the small amount of level land would offer little development potential to an abutter. The abutters will not significantly benefit from the addition of the land. The land immediately to the north is a 100'-wide vacant tract with only 4,350 SF. The land to the south is only a 50'-wide lot. Both tracts have steep slopes and similar development problems. The City of Manchester owns the land further to the south.

Alternative buyers would be nearby residents who wanted the site for recreational purposes. However, if a kayak park is to be created on the land to the north, there is less need for the nearby owners to purchase the land for recreational purposes.



VALUATION PROCESS

The market value of the subject property was estimated by the use of the Sales Comparison Approach. The Income Capitalization and Cost Approaches are typically not appropriate when appraising residentially-zoned vacant land in this market.

SALES COMPARISON APPROACH

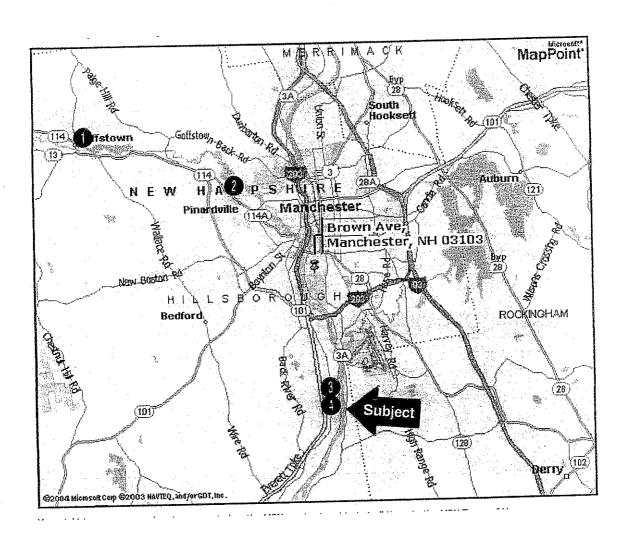
The Sales Comparison Approach is used to estimate the value of the subject site. The subject site is a small unbuildable tract of vacant land. There is a scarcity of vacant unbuildable riverfront lots in southern New Hampshire. Only two recent sales of smaller lots could be verified. Instead of using sales from different areas of the state, older sales of larger tracts of unbuildable riverfront land located almost across the river from the subject property are presented to provide additional support.

The comparable sales will be analyzed in terms of sales price per lineal foot of river frontage. Based on the sales prices of Comparable Sales No. 3 and 4, little variation in sale price appears to occur for unbuildable lots due to the size of the land. These tracts are purchased for recreational uses. Their values appear to vary based on the amount of river frontage. In addition, these sales varied based on location (road access, views, and appeal of the surrounding land uses and general area), topography/utility of the water front, and size. The comparable sales used in this analysis are presented in the table on the following page. Photographs of the sales and copies of their proposed site plans are presented in the Addenda.



Sale			Size/		
No.	Date	Location	LF River	Sale Price	Comments
		Small Land Sales w	ith River Fronta	<u>ge</u>	
1	2/02	Mill Street Goffstown, NH	16,360 SF	\$20,000	This land is a lot line adjustment of the rear of two adjacent lots. Frontage = 200.65 feet on the
		(Part of Map 34/ Lot 115)	200.65 LF	\$1.22/SF	Piscataquog River. The buyer is an abutter and wanted a larger back yard. The land had little
		,		\$99.68/LF	flood plan but had a 6-inch force main easement through the northwest corner. Zoning: "R-1" District.
2	4/01	36 Shore Drive, Goffstown, NH	9,100 SF	\$10,000	This lot is a shallow lot which is unbuidable. Frontage = 150± feet on the Piscataquog River and
		(Map 22/Lot 1)	150 <u>+</u> LF	\$1.09/SF	130± feet on Shore Road. Primarily level lot with good views. Zoning = "R-2" District. Flood plain.
				\$66.67/LF	It was purchased by a relative of an abutter. Potential title issues.
 		Larger Land Sales	With River Fron	tage	
3	12/99	Riverfront land with no access	2.20 acres	\$50,000	A narrow strip of land between the Boston & Maine railroad tracks and the Merrimack River.
		Bedford, NH (Map 35/Lot 10)	920 <u>+</u> LF	\$0.52/SF	Frontage = 920± feet. No road frontage. No utilities to the site. Zoning = "SI" District. It was
		(Map SS/ESC 10)		\$54.35/LF	purchased by a nearby church for recreational use.
4	12/98	Riverfront land with no access	4.80 acres	\$52,000	A strip of land between the Boston & Maine railroad tracks and the Merrimack River. Frontage
		Bedford, NH (Map 36/Lot 8)	209,088 SF	\$0.25/SF	= 1,100± feet. No road frontage. No utilities to the site. Zoning = "PZ" District. It was purchased
		(1.24p 00.2500)	1,100 <u>+</u> LF	\$47.27/LF	by a nearby church for recreational use.
Subj.		Brown Avenue	41,800 SF		Narrow stip of unbuildable land between Brown
		Manchester, NH	stated		Avenue and the Merrimack River. Frontage =
		(Map 713/Lot 1)	30,000 SF assumed		544.7 feet on Brown Avenue and 540-550 feet on the Merrimack River. Steep slopes. No access to municipal sewer.
			545± LF		•
			estimated		







The following comments summarize the analysis of these sales.

Small Riverfront Land Sales:

- 1. Land Sale No. 1 is a lot-line adjustment of riverfront land east of Mill Street along the Piscataquog River in Goffstown. The seller sold off part of their back yard with its river frontage to an abutter that wanted a larger back yard. This location is off of a quiet residential side street just east of downtown Goffstown. This location is superior to the subject location since the land is in a quiet residential area. The land has gentle to moderate slopes. Both lots have road frontage, access to utilities, and are improved with single-family houses. This land is back land and cannot be sold as a separate lot. However, it should be noted that the seller lost its river frontage by selling off the back land. This exchanged land is smaller and has less river frontage than the subject site.
- 2. Land Sale No. 2 is an unbuildable riverfront lot on the north side of Shore Drive along the southern edge of the Piscataquog River in Goffstown. This lot is in a quiet residential area with inferior quality older cottages and houses. The lot has good views and abuts calm open water. As a result, this location is considered superior since it does not abut a busy highway. The majority of the site is relatively level and at grade with Shore Drive. This site is very usable for recreational purposes. This site is smaller and has a smaller amount of river frontage. The site was purchased by a relative of the owners of the adjacent house (on Map 22/Lot 2).

Larger Land Sales With River Frontage

3. Even though Land Sales Nos. 3 and 4 are older, they are included in this analysis due to their close proximity to the subject property. They are located across the river and slightly north of the subject property. Both properties are strips of land between the Boston & Maine railroad tracks and the Merrimack River. Neither tract has access from a public road. The railroad company typically does not allow road crossings over its tracks except for public street or major developments. These tracts have commercial or industrial zonings. Both tracts along with a church property at the Bedford/Merrimack line were subsequently purchased by the NHDOT for the airport access road right-of-way and protection of an eagle's nesting habitat.

Land Sale No. 3 has 2.20 gross acres which is mostly in the 100-year flood plain and slopes steeply down to the river. A small area near the railroad tract has slight to moderate slopes and is not in the 100-year flood plain. This tract has 920 feet of river frontage which is larger than the subject site. It was purchased for recreational purposes. The sales price included \$10,000 cash and a charitable contribution of \$40,000. Although the buyer indicated that the sale price was at market, these terms may produce a less reliable value indication than a cash sale.



Land Sale No. 4 has 4.80 gross acres and only a small portion of the site along the river is located in the 100-year flood plain. The remainder of the tract is level to gently sloping and partially cleared. It was located directly across the railroad tracks from the buyer's church property. The property was purchased for recreational purposes.

Terms of the Sales/Seller Financing

In all cases, the relative motivation of the buyer or the seller probably had a substantial impact on the final sales price. None of the sales were felt to be distressed. Based on the available data, it appears that most buyers and sellers acted in their own best interest given the limited marketability of each site. However, it appears that the seller of Sale Comp No. 1 may have unknowingly hurt the value of the remainder of their property by giving up its river frontage.

Except for Sale Comp No. 3, the sales involved cash to the seller. Sale Comp No. 3 involved \$10,000 in cash and a \$40,000 charitable write-off. As previously noted, these terms tend to be less reliable than cash sales.

Changes in Market Conditions

There are very few sales of separate unbuildable lots especially with river frontage. The limited number of sales makes it difficult to estimate an adjustment for changes in market conditions. The primary market for unbuildable lots for recreational purposes is abutters and nearby land owners. Some sales involve lot line adjustments. Values trends of <u>buildable</u> lots are felt to be inappropriate since the number of potential buyers significantly increases. Given the limited market for unbuildable land, it is typically a buyer's market except when the buyer needs the land to fix a problem.

In the following analysis, only Sales Comps Nos. 2, 3 and 4 will be used to estimate the market value of the subject property. These tracts were purchased for recreational purposes. Land Sale No. 1 increased the buildable area of the buyer's land and had a higher contributory value. It will not be used herein.

A comparison of the sales prices per lineal foot of river frontage show only a small variation in price for Sale Comps Nos. 2, 3, and 4 after adjusting for location. Sale Comp No. 2 has the higher value per lineal foot but has superior location, access and topography. Sale Comp No. 3 involved a partial charitable contribution. Given that these sales are non-buildable lots, it is felt that the market for these types of properties has not significantly changed since 2001. Based on these sales, no adjustment for market conditions will be used in this analysis.

Location Adjustments

Location adjustments are based on the differences in the views, surrounding housing values, and overall appeal of the area. Sale Comp No. 2 is located in quiet residential area. In contrast, the subject tract is located along a busy arterial road. As a result, the subject land has lower appeal for residential



uses. Too few sales exist in order to estimate an exact adjustment. Based on conversations with residential appraisers, homes along busy arterial roads tend to sell for a 5% to 10% discount as else being equal. All of the loss in value should be attributable to the difference in the value of the land. For new homes, land values are approximately 30% of the value of the home. Thus, the adjustment for a busy arterial road should be in the range of 16.7% to 33.3%. For this analysis, downward adjustments of 25% will be made for Sale Comp No. 2.

For Sale Comps Nos. 3 and 4, the sites have no direct access to a highway. The owners of these site must walk across the railroad tracks to get to the site. These railroad tracks are used infrequently (only several times per week). Nevertheless, the railroad company is not likely to allow a road crossing over the railroad tracks without significant compensation (if at all). Given the limited sales, no direct basis exists for estimating suitable adjustments. However, the sales price per lineal foot of Sale Comp No. 2 tends to limit the size of any potential adjustment. It has frontage on a street as well as access to utilities. The presence of utilities should have little impact on the value of non-buildable land. Although somewhat subjective, Sale Comps Nos. 3 and 4 will be adjusted upward 10% due to their inferior access.

Topography/Utility of Waterfront

Adjustments should be made for the difference in utility of the waterfront or land between the comparable sales and the subject site. The subject site has steep slopes and no place to park along the road frontage. In contrast, Sale Comp No. 2 is unbuildable is flat, at street grade, and has frontage on calm water near a dam. Sale Comp No. 3 has moderate slopes down to the water's edge. Sale Comp No. 4 has steep slopes along the edge of the water but also a level area near the railroad tracks. Although the slopes of all three sales are superior to the subject site, Sale Comp No. 3 is most similar in topography to the subject site.

In analyzing the adjustments for this factor, the variation in sales price per lineal foot of river frontage will be analyzed between a level site (Sale Comp No. 2) and the site with the steeper slopes (Sale Comps Nos. 3 and 4). After adjusting for location, there is no difference in value per lineal foot between Sale Comps Nos. 2 and 3. There is a 13.3% difference in value per lineal foot between Sale Comps Nos. 2 and 4. This range sets the limits to the adjustments. Again, even the slope of Sale Comp No. 3 is superior to the subject site.

Based on this data, the adjustments for slope/utility of the waterfront are estimated to be -15% for Sale Comp No. 2, -5% for Sale Comp No. 3, and -10% for Sale Comp No. 4.

Size - Length of River Frontage Adjustment

After adjusting for location, values per lineal feet of river frontage for Sale Comps Nos. 2, 3, and 4 fall within a narrow consistent range. Although one would expect a general trend of increasing value per lineal foot as the frontage (and lot size) decreases, there appears to be little change over the range of frontages for these sales. Therefore, no adjustment will be made for this factor.



Value Estimate - Sale Price per Lineal Foot of River Frontage

For this analysis, the subject property will be analyzed based on the sale price per lineal foot of river frontage of the comparable sales. Given the recreational use of the property, the amount of river frontage is felt to be a good measure of the amount of amenity provided. Adjustments for location, topography/utility, and size will be made to adjust for the primary differences between the comparable sales and the subject property. The table on the following page summarizes the adjustments previously discussed.

Adjustment Grid - Sale Price per Lineal Foot of River Frontage

	Subject	Sale Comp No. 2 Shore Drive	Sale Comp No. 3 Map 35/Lot 10	Sale Comp No. 4 Map 36/Lot 8
Land Size (SF)	30,000 SF	9,100 SF	2.20 acres	4.80 acres
River Frontage	545+ feet	150 feet	920 <u>+</u> feet	1,100 <u>+</u> feet
Sales Price/LF		\$66.67	\$54.35	\$47.27
Terms of Sale		Cash to seller +0% title flaws +20%	Partial charitable contribution +0% assumed	Cash to seller +0%
Market Cond./Time	_	+0%	+0%	+0%
Adj. Sales Price/LF		\$80.00	\$54.35	\$47.27
Location	Busy Artery	Quiet residential -25%	No road access +10%	No road access +10%
Topo./Utility of the Water Frontage	Steep slopes	-15% level open water	-5% moderate slopes open water	-10% Half level, half steep slopes open water
Size (Length of Frontage)	545 <u>+</u> feet	+0%	+0%	+0%
Total Adjustments		-40%	+5%	+0%
Adjusted Value/LF		\$48.00	\$57.07	\$47.27

The indicated <u>adjusted</u> value range for the comparable sales is \$47.27 to \$57.07 per lineal foot of river frontage. Sale Comp No. 3 involved a small amount of cash and a charitable contribution. It is given less weight. Based on this analysis, a value of \$48.00 to \$50.00 per lineal foot of river



<u>frontage</u> is felt to be appropriate for the subject site. Therefore, the market value of the subject site is estimated as follows.

River Frontage		Value per L.F.		Indicated Value
545 feet 545 feet	x x	\$50.00 \$48.00	MARIEN myselfi wysysth	\$27,250 \$26,160
Rounded to,				\$27,000



RECONCILIATION AND FINAL VALUE ESTIMATE

The Sales Comparison Approach was utilized in estimating the market value of fee simple interest in the subject property, considered <u>"as is"</u>. The following is a brief discussion of the value indication and comments on the reliability of this approach.

Estimated Market Value

Valuation Approach

Sales Comparison Income Capitalization Cost \$27,000 Not Appropriate Not Appropriate

The <u>Sales Comparison Approach</u> was based on sales that are representative of the prices being paid in the local marketplace. Although somewhat dissimilar in location, amount of river frontage, topography/utility, and size, these sales represent the best available sales which could be verified in the marketplace. Given the unique nature of the property (unbuildable waterfront land), few recent sales exist in the marketplace. The comparable sales were older than would be ideal but still provided consistent sale prices per foot of river frontage.

Based on this analysis, the market value of the fee simple interest in the subject property considered "as is", subject to the assumptions and limiting conditions set forth herein, as of March 25, 2005, is estimated to be \$27,000.

TWENTY SEVEN THOUSAND DOLLARS



ADDENDA

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SUMMARY OF QUALIFICATIONS DUANE H. COWALL, MAI

PROFESSIONAL DESIGNATIONS AND MEMBERSHIPS

Member, Appraisal Institute (MAI designation).

- Currently completed the continuing education requirements of the Appraisal Institute.
- Former Associate Instructor for the Appraisal Institute.

Certified General Appraiser - New Hampshire. (NHCG-136).

Certified General Real Estate Appraiser - Massachusetts. (CG-3962).

Certified General Appraiser - Maine. (CG00001166).

Certified General Real Estate Appraiser - Vermont. (License No. 080-0000192).

Real Estate Broker - New Hampshire (License No. 048180).

REAL ESTATE EXPERIENCE

Owner, Cowall Appraisal & Consulting, Bedford, NH. (April 1996 to Present).

Commercial real estate appraiser and consultant.

- Performing appraisals on a wide variety of commercial real estate in the northeast U.S.
- Property tax abatement consultant.

Manager of Valuation and Property Tax Services, Coldstream Real Estate Advisors, Inc., Bedford, NH. (August 1996 to July 1997).

Commercial real estate consultant performing appraisals, tax abatements, real estate brokerage and leasing, expert witness, and general consulting services.

Chief Appraiser, First NH Bank (Bank of Ireland First Holdings Inc.), Manchester, NH. (July 1992 to April 1996).

Manager of the appraisal, appraisal review, and tax abatements functions for the bank.

- Responsible for the Approved Appraiser list as well as the bank's compliance with all FDIC, FIRREA, and USPAP regulations for appraisal related issues.
- Managed all property tax abatements for the bank.
- Managed a staff of three people.

Vice President, Farwell & Associates, Dallas, Texas. (1990 to 1992).

Manager and a senior commercial real estate appraiser.

- Extensive experience providing real estate appraisals and consultations on a wide variety of commercial properties including large multi-tenant office buildings, office warehouses, apartments, condominium developments, land, land developments, hotels, nursing homes, and other special purpose properties.
- Appraised properties located in Texas, Oklahoma, Colorado, Massachusetts, New Hampshire, Rhode Island, and Vermont.
- Testified as an expert witness in Federal Bankruptcy Court.
- Management responsibilities included hiring and training of new appraisers, reviewing appraisals, and the purchasing of equipment for the firm.

Commercial Staff Appraiser, Crosson Dannis, Inc., Dallas, Texas. (1984-1990).



Performed real estate appraisals and consultations on a wide variety of commercial properties.

Appraised properties located in Texas, Oklahoma, Colorado, Missouri, Kentucky, West

Virginia, and Wisconsin.

Testified as an expert witness in Federal Bankruptcy Court.

Market Analyst, Pulte Home Corporation, West Bloomfield, Michigan; Dallas, Texas; and Denver, Colorado. (1981 to 1984).

From 1983 to 1984, I performed major market studies involving demand forecasts, competitive analyses, site analyses, and product recommendations. Major market studies were performed in Denver, Seattle, Miami, and Baltimore. Specific site analyses were performed in Denver, Chicago, and Orlando.

From 1981 to 1983, I worked as a construction superintendent/project manager which involved direct supervision of subdivision construction operations, managing personnel,

budgeting, costing, and negotiating.

<u>Chemical Engineer</u>, Pennwalt Corp., Organic Division, Wyandotte, Michigan. (1978 to 1979).

Outlies included trouble-shooting process-related production problems and recommending design changes to improve production efficiencies.

Assistant Engineer, Babcock & Wilcox Co., Air Pollution Control Department, Barberton, Ohio. (1978).

On-site supervisor of development of a new air pollution control system for western-coal power plants.

EDUCATION

University of Michigan, Ann Arbor, Michigan.

M.B.A. in Finance. May 1981. (Top 20% of class).

B.S.E. in Chemical Engineering. August 1977.

Hope College, Holland, Michigan. B.A. May 1976.



THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION



CAROL A. MURRAY, P.E. COMMISSIONER

March 1, 2005

Duane H Cowall MAI Cowall Appraisal & Consulting 5 Whitney CT Bedford NH 03110

Re: Bed-Man-Lond-Merr #11512, Parcel 815

Dear Mr. Cowall:

We concur with your fee estimate and time frame for the above referenced parcel. Your proposal indicated the following:

Appraiser

Duane H. Cowall

Fee:

\$2,500

Date of Completion:

3/31/05

Please proceed with the assignment as proposed and contact me immediately if you anticipate any delays. A timely submission is critical to our schedule, and late submissions will be subject to penalties unless we have agreed to a later completion date.

If you need assistance please contact these individuals directly:

Plans:

Victoria Chase

271-3222

Title Abstracts:

Keith Lemire

271-6577

Thank you for your prompt response. If you have any other questions, please call me at 271-1083. We look forward to working with you.



Very truly yours,

Harry C. Hadaway, Jr.

Chief Right of Way Appraiser

Enclosures

HCH/hch Bureau of Right-of-Way J.O. Morton Bldg. - Rm. 100 7 Hazen Drive, Concord, NH 03302-0483 Tel.: (603) 271-1083

cc: RFP File



266-

-1.007-

KNOW ALL MEN BY THESE PRESENTS

That I, William C. Corbin, Collector of Taxes for the City of Manchester, in the County of Hillsborough and State of New Hampshire, for the year 1940 by the authority in me vested by the laws of the State, and one Doillar to me paid.

In consideration of the City of Manchester

do hereby sell and convey to the said Oity of Manchester, its a certain tract or parcel of land situated in Manchester aforesaid, and described by

the Assessors as follows, to wit: Let 150 Brandon

Formerly taxed under the name of Frederick A. Verville

The whole of the above real estate were bought by the City Solictor of Manchester, N. H., in favor of the said City of Manchester, N. H. at a Tax Collector land sale held at the Bity Hall in said City of Manchester, N. H., on the seventh day of September one thousand nine hundred and thirty-eight.

TO HAVE AND TO HOLD the said premises with the appurtenances, to the said City of Manchester, Its heirs and assigns forever. And I do hereby covenant with the said Clty of Manchester that in making sale of the same I have in all things compiled with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesid.

IN WITNESS WHERSOF, I "have hereuoto set myhand and seal, the in the year of our Lord, one thous and nine hundred and forty.

Signed, scaled and delivered in the presents of: the sixteenth

Beatrice P. LaFlamme
Cactle C. Hould
STATE OF NEW HAMPSHIRE, HILLSBORDUGE, SS.

William O. Corbin seal Tax Collector. September 16, 1940

Personally appearing William O. Corbin, Collector of Taxes above named, and

acknowledged the foregoing Before ma

instrument to be his Yvan R. Caron

voluntary act and deed THE PEACE.

Hillssorgough, ss.—Received and recorded, 4-45 P.M. September 16, 1940 . . .

Sonst January REGISTER.

KNOW ALL MEN BY THESE PRESENTS

That I, William C. Corbin, Collector of Taxes for the City of Manchester, in the County of Millsborough and State of New Manchester, for the year 1940 by the authority in me vested by the laws of the State, and

heirs and assigns,

and consideration of control of the College of the

mehester aforesaid, and described by Lots 37 to 42 Brown Avenue Lots 43 to 48 Brown Avenue Lots 43 to 48 Brown Avenue Lots 43 to 47 Columbia Road Lots 413 to 424 Columbia Road Lots 425 to 436 Columbia Road Lots 437 to 437 Columbia Road Lots 437 to 447 Columbia Road Lots 446 to 447 Columbia Road Lots 456 to 468 Columbia Road Lots 456 to 468 Columbia Road Lots 456 to 468 Columbia Road Lots 456 to 469 Columbia Road en.

Lots 7 to 12 hrown Avenue

Lots 13 to 18 brown Avenue

Lots 13 to 18 brown Avenue

Lots 14 to 447 Columbia Road

Lots 19 to 23 Brown Avenue

Lots 465 to 468 Columbia Road

Lots 28 to 28 brown Avenue

Lots 30 to 36 brown Avenue

Lots 31 to 36 brown Avenue

Lots 465 to 469 Columbia Road

Lots 31 to 36 brown Avenue

Lots 465 to 469 Columbia Road

Formerly taxed under the manne of Romand M. Warren.

The whole of the sebowe real catalle 752 bought by the City Selfstor of Manchester N. H. in favor of the said Coliving Avenue

Lots 466 to 469 Columbia Road

L

heirs and assigns forever. And I do hereby covenant with the said Of ty of Manchine ter that in making sale of the same I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

the sixteenth day of September, IN WITNESS WHEREOF, I have becomes set myband and seal, the in the year of our Lord, one thousand nine hundred and forty.

Signed, sealed and delibered in the presence of:

Beatrice F. LaFlamme Cecile C. Hould

William G. Corbin seal Tar Cellector. September 16, 1940

STATE OF NEW HAMPSHIRE, HILLSBOROUGH, SS.

Personally appearing William C. Corbin, Collector of Taxes above named, and

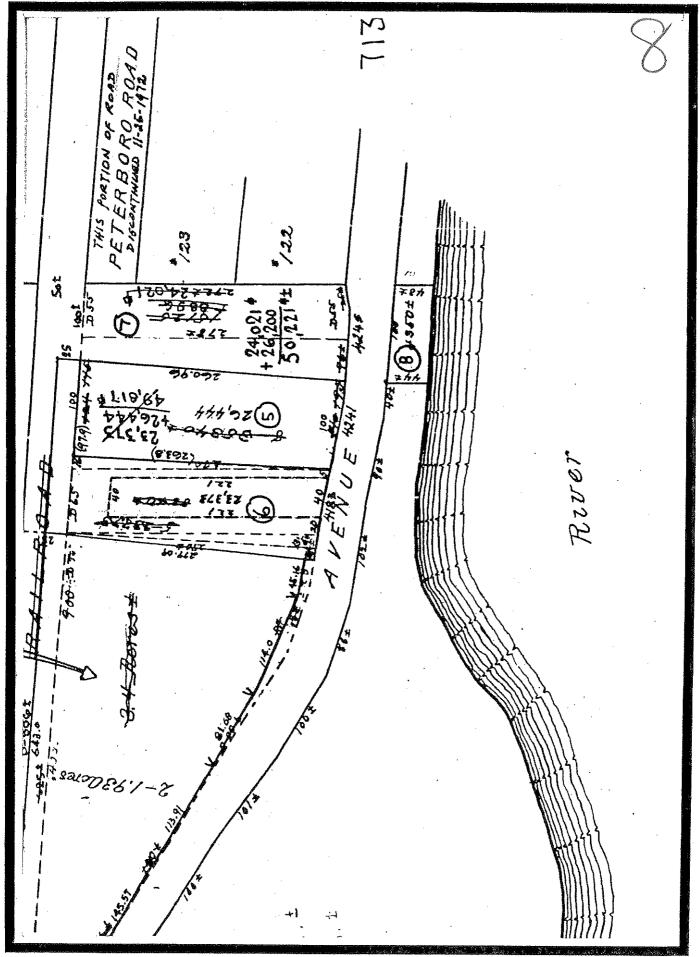
acknowledged the feregoing Before me

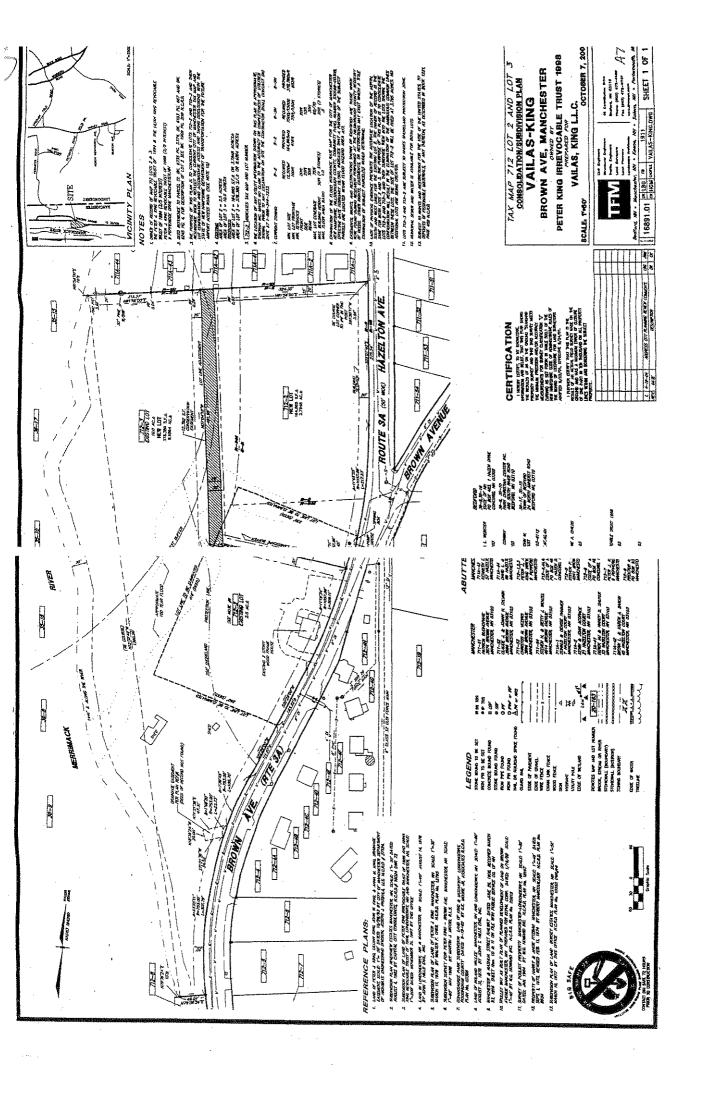
instrument to be: hie, Yvan R. Caron

. wnluntary ast and deed JUSTICE OF THE PEACE.

HILLSBOROUGE, SS .-- Received and recorded, 4-45 P.M. September 16, 1940 and examined by

Long Parisery





267,150 267,150 267,150 Cost/Market Valuation 267,150 267,150 Assessed Value 267,200 THE SHOWING THE STANDARD THE STANDARD FOR THE STANDARD FO THE STATE OF THE S THE STATE OF THE PROPERTY OF T NOISIA MANCHESTER, NH This signature acknowledges a visit by a Data Collector or Assessor Print Date: 03/25/2005 11:26 Land Value Purpose/Result Meas/Int Estimate Other Total Land Value Adj. Unit Price Total: 14 Assessed Value Steep I All Public I Paved I Urban Description Code Appraised 7this Assessed Folie 267,200 MI Adj. Notes-AdjíSpecial Pricing 1.10SPCL(WF2)Notes: Vet Total Appraised Parcel Value Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value 11/3/2000 4/2/1991 Date Total Appraised Card Value Total Appraised Parcel Value Valuation Method: 267,150 Appraised Value of Total: Comments Total Card 267,200 41,800 SF Nbhd. 780 LEXEMPTIONS AND TOTAL OF THE RAISESSMENTS AND THE R Comm. Int. Date Comp. EXM LAND I. Factor | S.I. | C. Factor Bldg #: Атоши % Сотр. 3.00 Parcel Total Land Area: SUPPLIENTENT DATA

3437548 RAD OR CAN CAN NO Urban Waterfront RAD OR CAD CAD = 780
Old LUC
Sketch Note V
Land Class N
Parcel Zip 03103 Insp. Date Number Unit.Price MAP ID: 0713// 0001// Amount 1 Paved Description SF 41,800.00 SF 41,800.00 Other ID: Units NO 41800 Codež Total Card Land Units GIS ID: 713-1 Description Depth rontage/Dep Account # Land Adjust Voided Amount otal SF Frontage one CITY OF MANCHESTER TAX COLLECTOR Zone D Type/Description Description NON TAX C 908-ELM ST MANCHESTER, NH 03101 Issue Date Additional Owners: EXENPT LAND Vision 1D: 21788 Use Code 0096Permit ID

Property Location: BROWN AVE

8

SUMMARIES OF THE COMPARABLE SALES



Location/Address:

East of the east end of Mill Street on the north side of

Piscataquog River

City:

Goffstown Hillsborough

County: State:

New Hampshire

Map Reference:

A portion of Tax Map 34/115 was subdivided off and

combined with Tax Map 34/Lot 124-1 (Sheet 27)

Grantor:

Deborah L. Heiden

Grantee:

Donald A. and Cathleen Ball II 2/20/2002; recorded 2/25/2002

Date of Sale: Deed Recorded:

Book 6587/Page 168

Deed Type:

Warranty deed.

Total Sale Price:

\$20,000.

Tax Stamps:

\$300.

Terms of Sale:

Cash to the seller. No mortgage was recorded at time of sale.

Cash Equivalent Sale Price:

\$20,000.

Sale Price per Square Foot:

\$1.22/SF.

Sale Price/Foot of River Frontage:

\$99.68/LF.

Property Description:

Land Size:

0.376 gross acres (or 16,360 SF) per the site plan.

Flood plain:

Only a small area immediately along the river is located in the

100-year flood plain.

Zoning:

"R-1" Medium Density Residential District.

Road Frontage:

None.

River Frontage:

200.65 feet on the Piscataquog River.

Shape:

The site is irregular in shape.

Topography:

The northwest corner of the site is at street grade. The south

and east sides slope down to the river.

Utilities:

Municipal water, electricity, and telephone are available to the

grantor's and grantee's lot.

Easements/Encumbrances:

An easement for a 6-inch force main runs across the northwest

corner of the site.

Verified By:

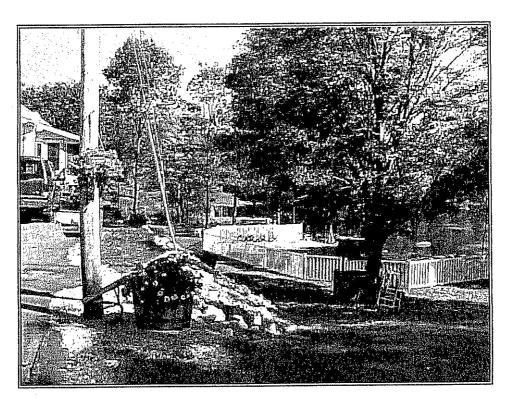
Deed/Lot Line Adjustment Plan/Assessor. Grantor and grantee could not be reached due to unlisted telephone numbers. No

broker was reportedly involved.

Comments:

This sale is a lot line adjustment between two abutting tracts. As a result of the lot line adjustment, the seller no longer has direct access to the Piscataquog River. The grantee has a larger back yard. The plan for the lot line adjustment was approved by the Town on February 14, 2002.





Land Sale No. 1: Rear of Map 34/Lot 124-1, Mill St., Goffstown, NH.



Location/Address:

North side of Shore Drive, east of Moose Club Park Road.

(south side of Piscataquog River)

City: County:

Goffstown Hillsborough

State:

New Hampshire

Map Reference:

Tax Map 22/Lot 1 (Sheet 44)

Grantor:

Joan M. Roy, et al

Grantee:

Priscilla Field

Date of Sale:

4/13/2001; recorded 4/16/2001

Deed Recorded:

Book 6394/Page 1653

Deed Type:

Quitclaim deed.

Total Sale Price:

\$10,000.

Tax Stamps:

\$150.

Terms of Sale:

Cash to the seller. No mortgage was recorded at time of sale.

Cash Equivalent Sale Price:

\$10,000.

Sale Price per Square Foot:

\$1.09/SF.

Sale Price/Foot of River Frontage:

\$66.67/LF.

Property Description:

Land Size:

0.21 gross acres (or 9,100 SF) per the Assessor's property

record card...

Flood Plain:

The entire lot is located in the 100-year flood plain.

Zoning:

"R-2" High Density Residential District.

Road Frontage:

130 feet.

River Frontage:

150+ feet on the Piscataquog River.

Shape:

The site is irregular in shape.

Topography:

The majority of the site is level and at street grade. The north

edge of the site slopes down to the river.

. Utilities:

Municipal water and sewer. Public electricity and telephone.

Easements/Encumbrances:

An emergency water fill pipe appears to exist for the use by the

fire department.

Verified By:

Grantee thru PA-34/Deed/City Records

Comments:

This sale is of an unbuildable lot on the Piscataquog River. The site has no buildable area after deducting front and rear setback requirement as well as the shoreline Protection Act setback requirement. The lot is in the 100-year flood plain. It was purchased by a relative of an abutter for recreational purposes. The site is located on a calm section of the river near a dam. A Town official also indicated that there may be flaws in the title to the site. A prior owner had tried to sell off portions of the site without first obtaining subdivision approval. The town did not recognize these prior invalid deeds. This deed is for the entire site.



Location/Address:

West shore of the Merrimack River south of Technology Drive

City:

Bedford

County:

Hillsborough

State:

New Hampshire

Map Reference:

Tax Map 35/Lot 10

Grantor:

03110 New Hampshire Realty Trust

Grantee:

Faith Christian Center Inc.

Date of Sale:

12/10/1999; recorded 1/4/00

Deed Recorded:

Book 6197/Page 1992

Deed Type:

Warranty deed.

Total Sale Price:

\$10,000 cash and a \$40,000 charitable contribution.

Tax Stamps:

\$150.

Terms of Sale:

See terms above.

Cash Equivalent Sale Price:

\$50,000 based on comments by the grantor.

Sale Price per Square Foot:

\$0.52/SF.

Sale Price/Foot of River Frontage:

\$54.35/LF.

Property Description:

Land Size:

2.2 gross acres per the Assessor's property record card..

Flood Plain:

A narrow strip along the river is located in the 100-year flood

plain. The remainder of the site is located in the 500-year flood

plain.

Zoning:

"SI" Service Industrial District.

Road Frontage:

None. The west side of the site borders the Boston & Main

railroad line. The site has no vehicle access across the railroad

tracks.

River Frontage:

920± feet on the Merrimack River.

Shape:

The site is irregular in shape.

Topography:

Steep slopes along the river. An area near the railroad tracks

has only slight to moderate slopes.

Utilities:

None.

Easements/Encumbrances:

None known.

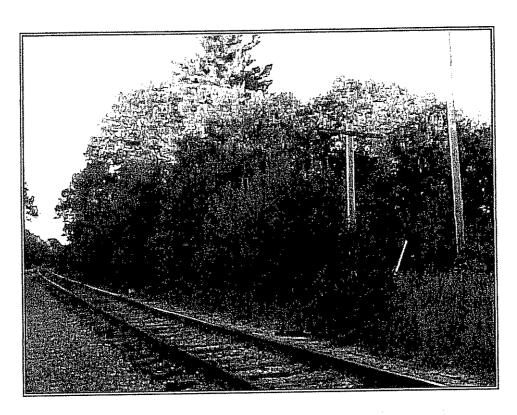
Verified By:

Ryk Bullock for Grantor/Deed/PA-34/City Records

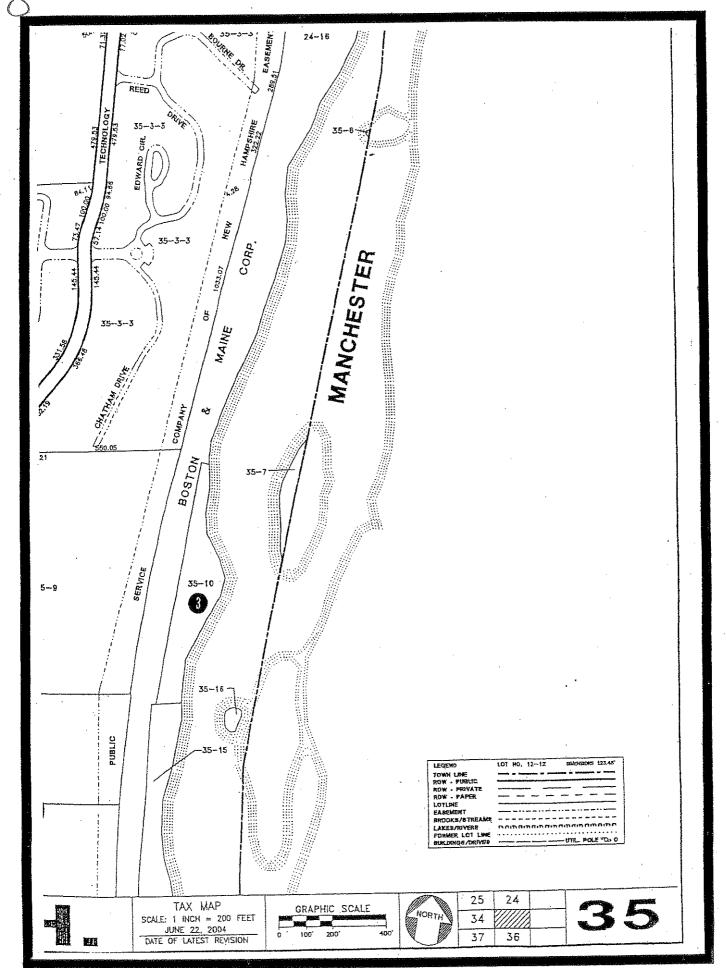
Comments:

This site is a strip of land between the Boston & Maine railroad tracks and the Merrimack River. The grantee owned a nearby church on the other side of the railroad tracks and purchased the site for recreational uses. The property was acquired on June 12, 2002 by the NHDOT along with the church property and another waterfront tract for the construction of the proposed access road between the Everett Turnpike and Manchester Airport. At the time of the 12/99 sale, there was no eagle's nest in this area. By the 6/02 sale, a bald eagle's nest had been created nearby and this tract was in the buffer zone.





Land Sale No. 3: Map 35/Lot 10, Bedford, NH.





Location/Address:

West shore of the Merrimack River opposite the Boston &

Maine railroad tracks from Somerville Drive

City:

Bedford

County:

Hillsborough

State:

New Hampshire

Map Reference:

Tax Map 36/Lot 8

Grantor:

Starfire Realty Trust & TMB Realty Trust

Grantee:

Faith Christian Center Inc.

Date of Sale:

12/22/1998; recorded 12/31/98

Deed Recorded:

Book 6047/Page 298

Deed Type:

Warranty deed.

Total Sale Price:

\$52,000.

Tax Stamps:

\$520.

Terms of Sale:

Cash to seller. No mortgage was recorded at time of sale.

Cash Equivalent Sale Price:

\$52,000.

Sale Price per Square Foot:

\$0.25/SF.

Sale Price/Foot of River Frontage:

\$47.27/LF.

Property Description:

Land Size:

4.8 gross acres per the Assessor's property record card..

Flood Plain:

A narrow strip along the river is located in the 100-year flood plain. The remainder of the site is located in the 500-year flood

plain.

Zoning:

"PZ" Performance Zone District.

Road Frontage:

None. The west side of the site borders the Boston & Main

railroad line. The site has no vehicle access across the railroad

tracks.

River Frontage:

1,100± feet on the Merrimack River.

Shape:

The site is irregular in shape.

Topography:

Steep slopes along the river. A large level and cleared area is

located near the railroad tracks.

Utilities:

None.

Easements/Encumbrances:

None known.

Verified By:

PA-34/Deed/City Records

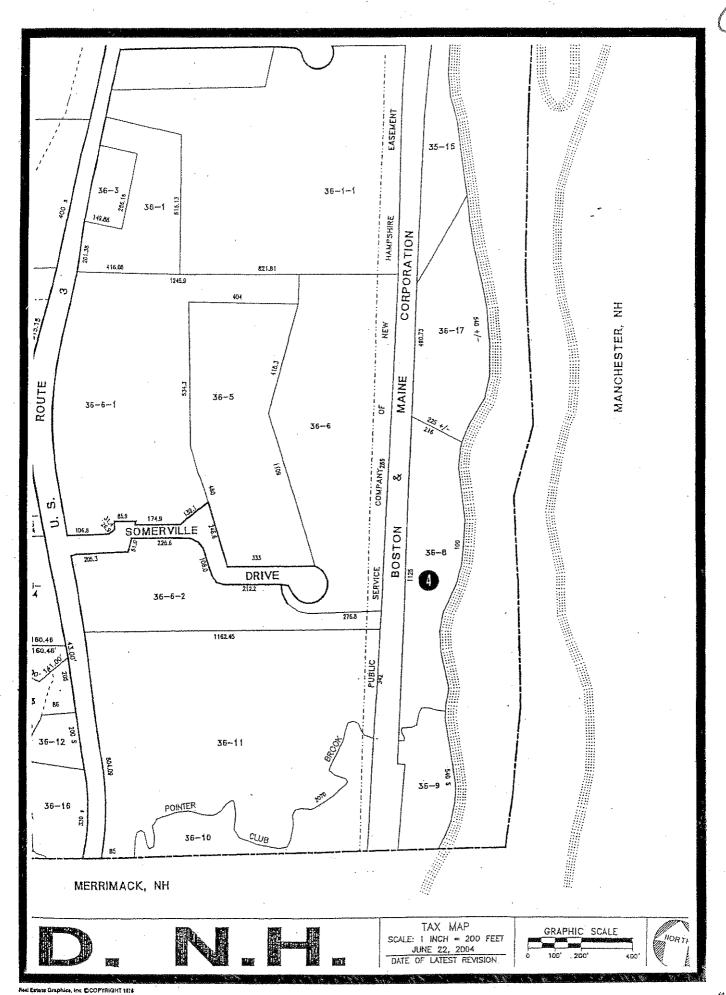
Comments:

This site is a strip of land between the Boston & Maine railroad tracks and the Merrimack River. The grantee owned a church on the other side of the railroad tracks and purchased the site for recreational uses. The property was acquired on June 12, 2002 by the NHDOT along with the church property and another waterfront tract for the construction of the proposed access road between the Everett Turnpike and Manchester Airport. At the time of the 12/99 sale, there was no eagle's nest in this area. By the 6/02 sale, a bald eagle's nest had been created nearby and this tract was in the buffer zone.





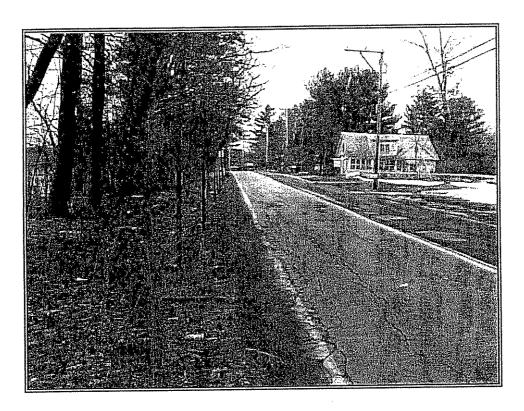
Land Sale No. 4: Map 36/Lot 8, Bedford, NH.





PHOTOGRAPHS OF THE SUBJECT PROPERTY



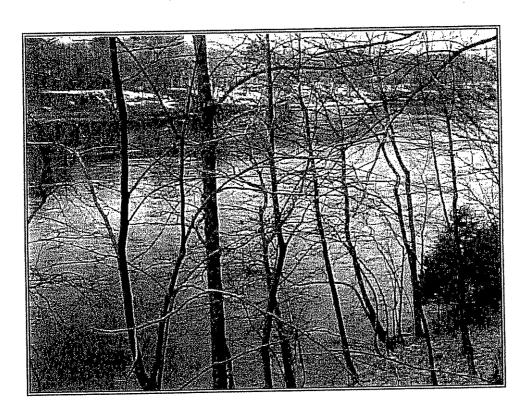


Typical street scene of Brown Avenue in front of the site.



View of the site with steep slopes down to the river.





View of the Merrimack River adjacent to the subject site.

4/18/05-labled, 8/29/05-11

Alfano, Baroff & Kasten

Professional Association

Attorneys *35 SEB 16 58 52

10 Commerce Park North ■ Suite 13B ■ Bedford ■ New Hampshire 03110 Phone: 603.647.4200 ■ Fax: 603.647.4664

Michael J. Kasten, Esq.

Direct Dial: 603.668.9330 mkasten@alfanobaroff.com

February 11, 2005

Board of Mayor and Alderman Attn. Committee on Lands and Buildings One City Hall Plaza Manchester, N.H. 03101

City of Manchester Office of City Clerk Attn. Tom Arnold, Esq. One City Hall Plaza Manchester, N.H. 03101

Re: Boundary Line Agreement Lot #37, Tax Map #506, West Shore Avenue, Manchester, N.H.

Dear Committee on Lands and Buildings and Tom,

I represent Steve and Anna Sacco, the owners of the above-referenced lot which abuts City owned property at the intersection of West Shore Avenue and Bodwell Road abutting Crystal Lake. The Saccos recently completed a survey of the property revealing an discrepancy in the boundary line between the Sacco's lot and the City's lot.

The Saccos and their engineer, Joseph Wichert, have met with Mr. Miccio of the Highway Department to discuss the boundary line issue and arrive at a plan.

Based on these discussions, we are proposing entering into a Boundary Line Agreement to place the boundary line at the location set forth on the attached plan.

I have enclosed the following materials:

- a. A Plan showing the area of discrepancy and the proposed Boundary Line.
- b. A proposed Boundary Line Agreement to be recorded in the Hillsborough County Registry of Deeds.

On behalf of the Saccos, I would greatly appreciate if the Committee could put this on its agenda at the next regularly scheduled meeting and inform us, through Tom Arnold, of your recommendation and decision.

Should you have any questions, please do not hesitate to call.

Sincerely,

Michael Kasten, Esq.

cc. Steve and Anna Sacco Joseph Wichert, L.L.S.

4

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT is made as of this ____ day of _____ 2005 by and between Stephen Sacco and Anna Sacco as owner of Tax Map 506 Lot 37 (as defined below) ("Lot 37 Owner"), and The City of Manchester as owner of Tax Map 815 Lot 2 (as defined below) ("Lot 2 Owner").

RECITALS

Whereas, the Owner of Lot 37 and the Owner of Lot 2 own adjoining land in the City of Manchester, Hillsborough County, New Hampshire;

Whereas, Lot 37 Owner acquired title to Lot 37 by virtue of a deed recorded in Book 5176, Page 1674 in the Hillsborough County Registry of Deeds (the "Registry");

Whereas, Lot 2 Owner acquired title to Lot 2 by virtue of a deed from recorded in Book 1017, Page 40 in the Registry;

Whereas, the boundary line between Lot 37 and Lot 2 is in dispute and cannot be located by reference to the data in the relevant deeds or on the ground by reason of the loss or obliteration of the monuments and boundaries named therein; and

Whereas, The Survey prepared by Joseph M. Wichert, LLS described herein, locates numerous bounds set in the area and although there are plans of the property on record, the existence of numerous bounds and the lack of detail on the prior plans results in the boundary line being in dispute; and

Whereas, Lot 37 Owner and Lot 2 Owner desire to settle the dispute and establish the precise boundary line in the manner provided in New Hampshire RSA 472.

NOW THEREFORE, the Owner and Lot 37 and the Owner of Lot 2 agree as follows: The Easterly boundary of lot 37 where it abuts lot 2 shall be and run as 1. follows: Beginning at point on the easterly line of West Shore Avenue thence running S 18°23'56'E a distance of 41.26 feet to a point; thence S 10°33'25 E a distance of 95.00 feet to an iron rod; thence turning and running S 52°27'38 W a distance of 62.83 feet to a point; thence turning and running S, as shown on Plan of land entitled dated _____ and recorded as Plan #____ in the Hillsborough County Registry of Deeds. The Owner of Lot 37 and the Owner of Lot 2 shall cause the Surveyor to place suitable and permanent monuments at each end and at each angle of the boundary so agreed upon and as shown on the Boundary Plan. This Agreement shall constitute a full and final agreement and settlement of the dispute regarding the boundary line between Lot 37 and Lot 2. The City of Manchester grants to Stephen and Ann Sacco, with quitclaim covenants, all property on the westerly side of the above described line. Stephen and Ann Sacco grant to the City of Manchester, with quitclaim 5. covenants, all property on the easterly side of the above described line. WITNESS our signatures this _____ day of ______, 2005. Stephen Sacco Witness Ann Sacco Witness STATE OF NEW HAMPSHIRE COUNTY OF On this _____ day of _____, 2005, then personally appeared before me

> Notary Public: My Commission Expires:

the above-named Stephen Sacco and Ann Sacco, and acknowledged the foregoing to be

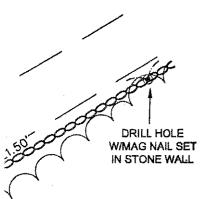
their free act and deed.

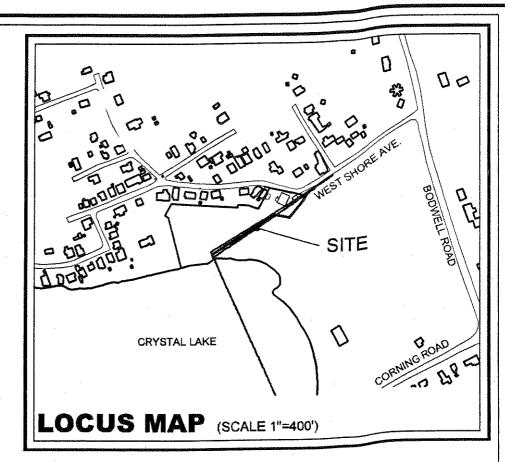
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Witness By:______ STATE OF NEW HAMPSHIRE COUNTY OF ______ On this _____ day of ______, 2005, then personally appeared before me the above-named ______, duly authorized _____ and acknowledged the foregoing to be of his free act and deed on behalf of the City of Manchester.

Notary Public:

My Commission Expires:





NOTES:

- 1.) THE SUBJECT PARCELS ARE LOT# 37 ON THE CITY OF MANCHESTER TAX MAP #506, OWNERS OF RECORD ARE STEPHEN AND ANNA SACCO OF 100 WEST SHORE AVENUE, MANCHESTER, NH 03109. V.5176 P.1674, AND LOT #2 ON THE CITY OF MANCHESTER TAX MAP #815, OWNER OF RECORD IS THE CITY OF MANCHESTER, ONE CITY HALL PLAZA, MANCHESTER, NH, 03101, V.1017 P.40.
- 2.) THE SUBJECT PARCEL IS ZONED R-1B. MINIMUM LOT SIZE IS 7,500 SQ. FT. MINIMUM LOT FRONTAGE = 75'. SETBACKS ARE AS FOLLOWS: FRONT = 20', SIDE = 10' AND REAR = 30'.
- 3.) THE INTENT OF THIS PLAN IS TO SHOW THE AGREED COMMON BOUNDARY LINE BETWEEN THE SUBJECT PARCELS.
- 4.) THE BEARINGS AND COORDINATE SYSTEM SHOWN ARE TIED INTO THE CITY OF MANCHESTER GIS SYSTEM USING GPS OBSERVATIONS.
- 5.) THE BOUNDARY LINES SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY OF THE SUBJECT PARCEL IN APRIL OCTOBER OF 2003. I, JOSEPH M. WICHERT, NHLLS #783 CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.



CITY OF MANCHESTER Office of the City Clerk



Leo R. Bernier W 000 City Clerk pane

Carol A. Johnson \CMC **Deputy City Clerk**

Paula L-Kang Deputy Clerk **Administrative Services**

Matthew Normand U/18(05) Licensing & Facilities | ald ec

Patricia Piecuch & Deputy Clerk Financial Administration

11 Pallo5 -

Memo To:

Kevin Sheppard, Deputy Director Public Works

Ronald Johnson, Deputy Director Parks, Recreation & Cemetery

Bob MacKenzie, Planning Director

From:

Valerie E. Fysh \ Administrative Assistant

Date:

September 3, 2004

Re:

Request from Committee on Lands & Buildings

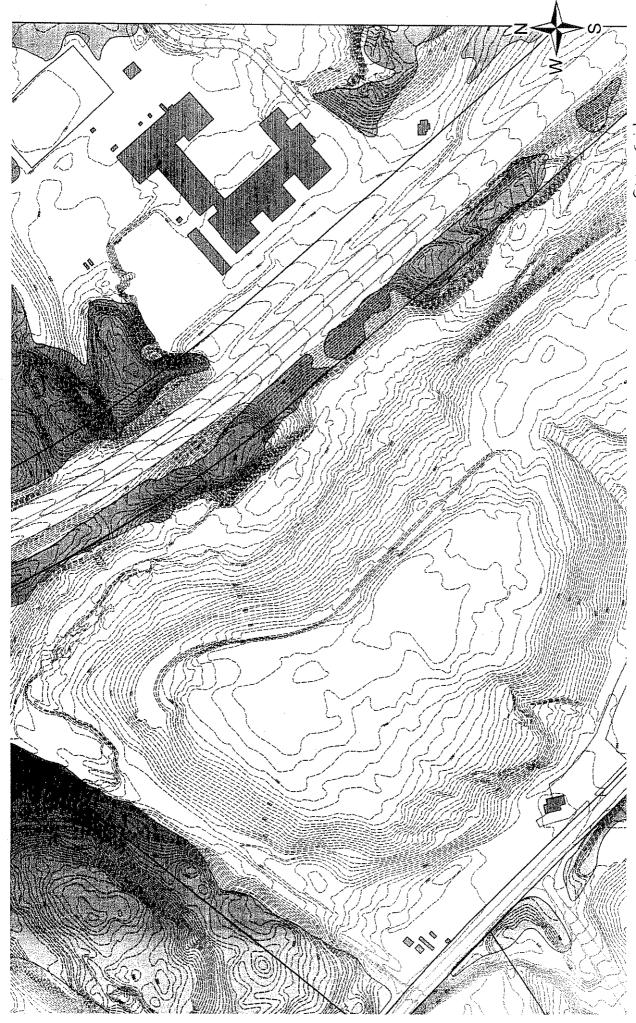
On July 27, 2004 the Committee requested that heads of any departments that could have input into the site selection for a dog park meet, in conjunction with the animal shelter, to determine the best and most feasible economic site within the city. At the meeting the committee discussed three sites, the landfill on Dunbarton Road, Straw Road, and West Mitchell Street.

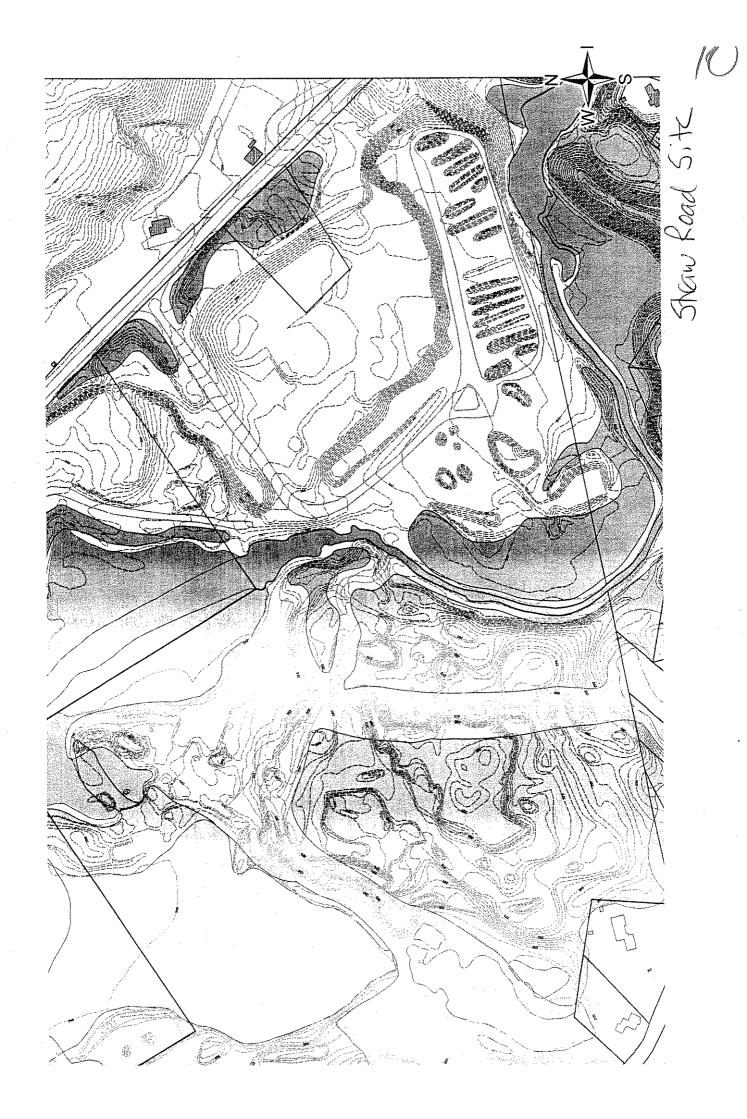
The Committee had asked that the information be forwarded to them prior to their next meeting, however, that date is unknown at this time. We will notify you once the date has been determined.

I have enclosed a copy of the minutes as well as copies of three site maps from the meeting for your reference. Please contact me should you have any questions.

pc:

Frank Thomas











City of Manchester Parks, Recreation & Cemetery Department

Inter-Office Correspondence

Memo to: Mr. Leo Bernier, City Clerk

From: Ron Ludwig

Date: September 7, 2004

Re: Request for Information Dog Park West Mitchell/Pine Grove Cemetery

Attached is the information requested from the Committee on Lands and Buildings at their July 27, 2004 meeting. According to the memo from the Clerks Office no date has been set for this meeting at this point. Could you kindly include our response to the Request for Information on the next agenda? Thank You.



CITY OF MANCHESTER Parks, Recreation & Cemetery Department

625 Mammoth Road Manchester, NH 03104-5491 (603) 624-6565 Administrative Office (603) 624-6514 Cemetery Division (603) 624-6569 Fax

COMMISSION

George "Butch" Joseph, Chairman Steve Johnson, Clerk Michael Worsley Dennis Smith Sandra Lambert Ronald Ludwig, Director

September 7, 2004

Committee on Lands and Buildings Alderman Henry Thibault, Chairman One City Hall Plaza Manchester, NH 03101

Re: Request for Information Property off West Mitchell St./Pine Grove Grove Cemetery Possible Dog Park

Dear Committee Members,

The Department has been asked to respond to a request to possibly locate a Dog Park off West Mitchell ST behind the Brown and Mitchell Softball Field in the Pine Grove Cemetery. After speaking with the Cemetery Supervisor, Mr. Gerry Coulter, and other members of our staff we have determined that this site would not be an appropriate location. Even though it appears that a large amount of space exists in this area it is still in close proximity to Cemetery lots and graves that have already been sold. Also in the opinion of those who have years of experience at the Cemetery, a Dog Park would not be a good fit when the services are being conducted in this general location.

As also requested, I will continue to keep an eye open for other sites that may be a better fit for this type of facility.

Should the Committee have additional questions I would be more than happy to respond.

Sincerely,

Ronald E. Ludwig

Director



City of Manchester Department of Highways

227 Maple Street
Manchester, New Hampshire 03103-5596
(603) 624-6444 Fax # (603) 624-6487

Commission

Edward J. Beleski - Chairman Henry R. Bourgeois William F. Kelley Michael W. Lowry William A. Varkas

Frank C. Thomas, P.E. Public Works Director

Kevin A. Sheppard, P.E. Deputy Public Works Director

September 9, 2004

Land and Buildings Committee of the Honorable Board of Mayor and Aldermen CITY OF MANCHESTER One City Hall Plaza, Manchester, New Hampshire 03101

Re: Dog Park Site

Dear Committee Members:

I am writing in response to the Committee's request for input into the site selection for a dog park. Two of the sites warrant our comment:

- The first site is located off of Straw Road. We would not recommend this site for several reasons, including the site is utilized for material storage, the site does have areas of wetland and the access to the site is not desirable. Due to the limited storage capacity at our Dunbarton Road site, we will need to continue storing material at this location.
- The second site is the landfill and/or the small area of land to the west of the existing Animal Shelter. These areas would be acceptable subject to the areas being fenced and having a controlled access.

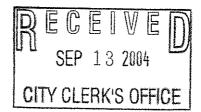
Although the park may potentially be located on land of the Highway Department, it is our assumption that all maintenance of the area will be done by a private group. I will be available should you have any questions pertaining to this matter.

Sincerely,

Kevin A. Sheppard, P.E. Deputy Public Works Director

/cd

cc: Frank C. Thomas, P.E.
Alderman Betsi DeVries





Robert S. MacKenzie, AICP Director

CITY OF MANCHESTER

Planning and Community Development

Planning Community Improvement Program Growth Management



Staff to: Planning Board Heritage Commission Millyard Design Review Committee

November 10, 2004

Lands & Buildings Committee Honorable Board of Mayor and Aldermen City Hall One City Hall Plaza Manchester, New Hampshire 03101

re: Dog Park

Honorable Committee Members:

This is in regards to the search for a suitable location for a dog park. Of the sites that have been mentioned, it would be our opinion that the landfill area would be the most suitable location.

If you have any questions, I will be available at your next meeting.

Sincerely,

Robert S. MacKenzie, AICP

Director of Planning

Mr. Sheppard answered that is one of the reasons that I believe the Highway Commission wanted a six-month trial period to see what the noise levels may be. The Flying Club has told us that there should not be issues with noise. They are looking at the hours of 10 AM to sunset but that is one of the concerns the Highway Commission had also. That is one thing that we are going to observe during the six-month trial period.

Alderman Roy stated I know they seem to have a considerable amount of insurance coverage. Any worries with the abutting highway.

Mr. Sheppard responded no. I believe the state would not allow them to fly over the highway. They would be limited to the air right above the landfill. Our recommendation is the same as the Highway Commission's recommendation. A six month trial period and negotiation of a usage agreement with the City Solicitor's approval.

Alderman Porter moved to allow the NH Flying Tigers R/C Club, Inc., to use the Dunbarton Road Sanitary Landfill for model activities on a six month trial period with negotiation of a usage agreement under approval of the City Solicitor's Office. Alderman Osborne duly seconded the motion.

Deputy City Clerk Johnson stated before you take a vote on that I just want to make you aware that there is another item coming into the Committee this evening that was supposed to be taken earlier from Alderman DeVries regarding dog parks and the sanitary landfill area was one of the considerations. I don't know if you want to defer action on this and take that up so you at least have an understanding of what the potential use could be.

Chairman Thibault stated okay we will hold the vote on that item. Kevin, do you have any recommendation on Alderman DeVries' request for a dog park?

Mr. Sheppard replied that is something we could take a look at. We could work together with the flying club and the dog park. We would have to sit down and take a look at the uses for both.

Alderman DeVries stated I think basically what I would like to request of the Lands and Buildings Committee at this point in time...as you well know there has been a lot of interest in establishing a dog park somewhere within the City. There are three parcels of land where I have done a preliminary walk through. These by no means are the only possible parcels in the City. What I would like to do is quickly show you the three that have been identified and then have you notify Parks & Recreation, Highway and any other department that may have future

of the encapsulation of the landfill.

needs to get feedback so we can determine whether or not they are available for the use of a dog park. What we have in mind would not be tax dollar driven. This would be a public/private venture where the City can determine based on their future needs for parcels whether or not they could give a possible lease or disallow the use of City owned parcels. The fundraising hopefully will be done as a separate entity so we do not have to look to the taxpayers to support this effort. I do also envision a governing body that will be set-up of interested volunteers who will help establish the rules as well as maintenance for this project. Starting off first the easiest of them but probably my personal least favorite would be the landfill. I have already had conversations with the Highway Director, Frank Thomas, and he has indicated that that would be appropriate within the limitations

Mr. Tellier asked are you referring to the landfill, Alderman.

Alderman DeVries answered yes within the fenced enclosure at the landfill. That would be the easiest of the parcels for us to deal with. It is not my favorite just because we cannot...it has restrictions for use because it will be down on the level area, which is very long and narrow and not as conducive to all of the activities that we envision for this parcel but certainly we would make use of it if it is the only parcel that is available to us. Directly across the street from the landfill is the Manchester Animal Shelter. Stretching beyond the shelter and out towards Straw Road is the second parcel of interest for me and this is one that I have not heard from the Highway Department specifically. They have today a dirt road that comes down off of Straw Road that goes down into an area where they temporarily will store granite pieces and other such items. That is probably the most preferred area because it is not only more scenic but has the opportunity for some shade trees. There is a Black Brook that runs through that area so the governing body could make a decision as to, being those that are making up the rules and will help locate this park within the permitted land, they can decide if they want to have access into the brook or how that might work best for the dog park. There are distinct advantages to these two parcels in that there could be a collaboration that we could make with the Manchester Animal Shelter. I say that because today they really do not have adequate facilities to really exercise the dogs that they would have there on a temporary or a more long-term basis. If we do locate at either of these locations I think there is a partnership that we can make with the Animal Shelter where we can get them some access to the fenced area and they probably would very much encourage either of these locations. Stretching out towards the animal shelter there are also other areas at the landfill that the Highway Department uses and I would like to take a look at the other portions of that particular City-owned parcel with the Highway Department to see where they would steer me on that parcel.



Mr. Tellier stated while we are here for the benefit of the Committee the parcel highlighted is the animal shelter. The next parcel highlighted here is the landfill. This parcel being highlighted is the City's drop-off facility.

Alderman DeVries responded the third one stretching out towards Straw Road...all of the rest of that parcel is also City-owned.

Mr. Tellier stated this is the one she is referring to on Straw Road.

Alderman DeVries stated I believe that might even be the dirt road that goes down into that that is showing on the map. It currently looks like...if you go down on Straw Road you can see you look down into it and there is a wide open field at the bottom and you will see the pieces of granite that have been stored there. There is great potential on that site. The third parcel that I identified and this is certainly not a complete or conclusive inventory of the lands. It was several months ago that I spent some time looking at the City lands and looking for parcels that I felt would be remote from existing neighborhoods so that there would not be serious noise issues to deal with. The third parcel is down stretching between the Pine Grove Cemetery and the Brown-Mitchell ball field off of West Mitchell Street. The advantage to that particular parcel is...I believe it is a little bit more central to a high-density population so it probably is not considered quite as remote as the landfill is for the City. The difficulty with that particular parcel is that parking today is an extreme issue, which would require additional fundraising in order to grade some sort of a road that would stretch in behind the ball field and to grade out an area that would allow sufficient parking. So there are some pluses and minuses. The good thing is that certainly with the cemetery abutting this property on several sides it does lend to it being remote but still within a very, as you can see on the picture that is up now, it is a very dense neighborhood. This is down off of the Calef Road corridor. It is closer to the inner-city. The request I would make of the Committee at this time is if they could formally contact the different departments to see if there were any issues for future use with either of these three parcels that I have identified and if you could specifically contact Parks & Recreation, Water Works and the Highway Department and ask if they have any suggestions of other parcels several acres in size that they think might satisfy the needs to establish a dog park so that this Committee can identify and look at those more closely.

Alderman Roy asked how many acres are you looking for as a minimum or maximum.

Alderman DeVries answered I don't think we have made an actual determination of minimum or maximum. We feel that two to three acres would be wonderful. It really depends on the parcel, the topography of that particular parcel...what we are



dealing with is there is natural tree cover. You may want to leave some of that and have other parcels that are left open or other portions of it left open in a field to allow frisbee activity, ball throwing and that kind of thing.

Alderman Porter asked Kevin if the landfill site were selected for that purpose would that preclude the aviation project.

Mr. Sheppard answered I believe the air club would prefer to have full usage when they are there but it is something that we could take a look at in the big picture of things. I don't think we want to limit the use of the landfill to this model flying club. I think we need to take a look at all uses on this site.

Alderman DeVries stated I think in the lease agreement that had been drawn up with them there was no indication that they had exclusive use of that parcel. I don't remember seeing it and I did look for that but maybe that is something that the City Solicitor should weigh in on.

Mr. Sheppard responded if this was to move forward we would discuss that as part of the agreement with the air club.

Alderman Porter withdrew his motion to allow the NH Flying Tigers R/C Club, Inc., to use the Dunbarton Road Sanitary Landfill for model activities on a six month trial period with negotiation of a usage agreement under approval of the City Solicitor's Office.

Alderman Osborne withdrew his second.

Alderman Osborne asked Steve how much land is out at the shelter. How much land did they acquire there?

Mr. Tellier answered the animal shelter is a very small site. It is about an acre I think. It is bordered on three sides by the drop-off facility and on the fourth side it fronts Dunbarton Road. It is the approximate size of a house lot. It is very small and it is show right in front of you.

Alderman DeVries stated if I could follow-up on that I am certainly not looking to limit that operation. I look at the animal shelter today saving the City quite a bid of money through volunteer efforts that we would be paying for otherwise. We don't want to inhibit that operation or any future claims they might have for that location but we would love to work with them to enhance their life as well as facilitate ours.



Mr. Tellier stated what Kevin has done is show you the aerial view of the drop-off facility. As you can see the majority of the site is paved and utilized in a pretty concentrated fashion. The parts that are dirt, a lot of those are lay down areas for metals or composite materials and that type of thing. I certainly wouldn't speak for the Highway Commissioner but I have been there on many a Saturday and it is a pretty dense operation at least at that site.

Alderman Gatsas asked is the green roof building the animal shelter.

Mr. Sheppard pointed out the animal shelter on the screen.

Alderman Gatsas asked and going in that direction where the arrow is moving.

Mr. Sheppard answered that is a flare for the landfill excess gas that is not burned through the gas energy facility. This recently has not been used too often because they are burning most of the gas that is coming off of the landfill.

Alderman Gatsas asked what are the chances...

Mr. Sheppard interjected I just want to show you the facility for burning gas which is right in here.

Alderman Gatsas stated I am talking about across the shelter. What is the other green building?

Mr. Sheppard responded that is the flare for the methane gas.

Alderman Gatsas asked how much space is there between that and Dunbarton Road.

Mr. Sheppard answered it actually drops off from Dunbarton Road. There is a grade there. There is probably 50 feet maybe but it does drop off from Dunbarton Road.

Alderman Gatsas asked from the animal shelter to that is a steep grade also.

Mr. Sheppard answered to be quite honest I believe it may drop off somewhat between the animal shelter and this flare also. I believe the grade comes down from this direction towards the flare and also from the road down to the flare.

Alderman Gatsas stated well from some inside information that I have gotten I know that the Friends of the Manchester Animal Shelter are in a fundraising mode to expand the building.



Mr. Sheppard answered right.

Alderman Gatsas stated it would certainly make sense that if we were going to put an effort together that certainly the dog park would be part of that and it probably from a fundraising point of view may be a little bit easier not having to worry about somebody else maintaining it where it could be tied in because as Alderman DeVries said right now it is saving the City money because the animal shelter in Nashua is getting subsidized to the tune of about \$120,000 when we are doing the same thing in Manchester for about \$40,000. It would make sense because the last building that was constructed there had dealt with money from the closure of the landfill because the building was across the street and I think it was like \$125,000 and when they were done they raised another \$150,000 to complete the building and I know they are looking for more space. I would think that that would probably be the most logical place where it could tie in and whether with all of the fill that is...where we are moving dirt everywhere there is probably an opportunity to take some of that fill and cap it where it is not going to be built on and really just made for a dog park I think that would maybe be the place that would make the most sense where it could tie in with two different facilities to get the project done.

Alderman Roy stated to capitalize on Alderman Gatsas' thought Kevin could you highlight the southern section of that building or move the map. How far south is the brook from where you store excess loam?

Mr. Sheppard answered the brook is pretty close. We actually have a berm that surrounds our site. You can see the brook is right here. Here is the animal shelter. This is where we are storing gravel.

Alderman Roy asked and this is just gravel and extra construction materials.

Mr. Sheppard answered correct.

Alderman Roy asked and this is all City-owned out to Dunbarton Road.

Mr. Sheppard answered correct.

Alderman Roy stated at this time if it pleases the Chair on behalf of Alderman DeVries I would like this Committee to direct all department heads that could have input into site selection to report on these three sites with emphasis put in conjunction with the animal shelter to help determine the best and most feasible economic site for a dog park.



Alderman Gatsas asked can I make an amendment to include the animal shelter in the discussions. Alderman Osborne duly seconded the motion. Chairman Thibault called for a vote. There being none opposed the motion carried.

Alderman DeVries stated I have spoken with the Board of Directors and the President of the Animal Shelter and that is wonderful. I guess in closing what I would say is even if this is a remote location of the City that maybe doesn't best serve all of the City's needs, getting something up and running to have our first dog park is important and what we can continue to do or what I can continue to do working with volunteers is if other lands become viable we can look for other fundraising options and see if we can have more than one dog park in the City but I will start with the one because one is better than none. There is a lot of enthusiasm out there for this.

Mr. Sheppard asked can I just clarify. Did Item 17 get tabled or does it remain on the table?

Alderman Porter stated I withdrew my motion. I will move to put it back on the table. Alderman Osborne duly seconded the motion. Chairman Thibault called for a vote. There being none opposed, the motion carried.

There being no further business, on motion of Alderman Porter, duly seconded by Alderman Osborne it was voted to adjourn.

A True Record. Attest.

Clerk of Committee



Robert S. MacKenzie, AICP Director

CITY OF MANCHESTER

Planning and Community Development

Planning Community Improvement Program **Growth Management**



Staff to: Planning Board Heritage Commission Millyard Design Review Committee

November 8, 2004

Lands and Buildings Committee City Hall Manchester, NH 03101

Re: Blacksmith Shop on Second Street

Honorable Committee Members:

A For Manchester group has been interested in acquiring the Blacksmith Shop on Second Street for preservation. It has requested funding for this acquisition from the SEPP (Supplemental Environmental Protection Program) which is funded from sewer use fees. The acquisition cost would be between \$250,000 and \$300,000.

In my opinion, the property is worth considering for acquisition. It is located on Bass Island, which is in a "Regulatory Floodway", it is a historic building and it is located across from a City park - Bass Island Park. There are, however, three issues which would have to be resolved.

1) Eligibility for SEPP Funding. One of the main purposes of the SEPP agreement was for land conservation. It should be determined whether this parcel - which contains a building - would be consistent with the SEPP program. The SEPP Committee would make this determination (this committee also includes representatives of the EPA and State DES, the City's two partners in the overall CSO/SEPP agreement)

2) Funding Amount. The SEPP committee has committed \$100,000 for land protection on Bass Island. The committee in conjunction with the City's EPD would have to determine whether there are

adequate funds to cover the cost of acquisition.

3) Ownership entity. There should be a review of the proper ownership of the property. This would include a determination of an adequate maintenance plan with budget and proper use plan. This would be consistent with the ownership and management of the Hackett Hill preserve which was acquired with SEPP funds.

I am seeking the Board's concurrence with this approach.

Robert S. MacKenzie Director of Planning

Sincerely

Mayor Robert A. Baines C: Thomas Clark, Esq. Thomas Seigel Jane Beaulieu

> One City Hall Plaza, Manchester, New Hampshire 03101 Phone: (603) 624-6450 FAX: (603) 624-6529 E-mail: planning@ci.manchester.nh.us www.ci.manchester.nh.us

Robert S. MacKenzie, AICP Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



11/15/04-Talted

Staff to Planning Board Zoning Board of Adjustment Heritage Commission Millyard Design Review Committee

October 10, 2002

To Whom It May Concern:

This is regarding the application for funding under the LCHIP program for Bass Island. This island rests strategically at the confluence of the Piscataquog and Merrimack Rivers and is significant historically, as a natural resource and as an urban green space within a highly urbanized area.

The island is a historic location from both the time of the native american indians to the urban development of the City. The blacksmith shop is a surprising remnant of a past economy. The island is also located within a regulatory floodway and if returned primarily to a natural state will help prevent downstream flooding. As a green space it expands upon the existing Bass Island Park across the street and provides access to both branches of the Piscataquog River and has relatively short distance to the Merrimack River.

The site is recommended for park expansion in the City's "Riverfront Development Plan completed in 1999 and is recognized in the recently released "Gateway Corridor and Civic Center Area" Plan.

This letter is to provide our department's strong support for the application.

Sincereky

Robert S. MucKenzie, AICP

Director of Planning & Community Development

Preservation

Not An Option......A Responsibility.

Civic Engagement: Create full opportunity for citizens, businesses, and communities to participate in and influence the natural resource, environmental and economic decisions that affect them.

Source: President's Council on Sustainable Development

Bass Island Preservation and Restoration Project

Purpose:

To preserve the land at the mouth of the Piscataquog River, a designated protected river.

Place a conservation easement on the land, create more public greenspace and access to the Merrimack River. Reduce city impervious surface.

To restore the blacksmith shop and create an enterprise that will be self sustaining, such as kayak and bike rentals, service and sales. This enterprise will also work to establish a city park with gardens and trails.

Benefits:

Establish an Historic Landmark. Create a destination and increase tourism. Preserve wildlife habitat by stabilizing the riverbanks.

Catalyst for a Second Street "Landscape Revitalization Program", reducing pollution and eliminating blithe.

Land will enhance and link the Piscataquog River Trail Corridor and the newly developed Baseball Park Project.

Establish community gardens for Families in Transition.

Reduce crime.

Partners: EPA, DES, City of Manchester, FOR MANCHESTER, NH Preservation
Alliance, PWA, Red Oak Properties, Families in Transition, National Parks Service

Selling Price:

Blacksmith Shop and Land - \$300,000 James McDowell's - \$700,000

SEPP Funds requested - \$100,00

Other Sources of funding: LCHIP, Land and Water Conservation Fund, Community Development Block Grants, National Parks Service Historic Preservation Fund Grants and Technical Preservation Services, National Trust for Historic Preservation, NH Charitable Foundation, NH Humanities Council

Land Value 206,875 Print Date: 10/01/2002 14:29 Cost/Market Valuation 206,875 206,875 206,875 206,875 206,875 VISION This signature acknowledges a visit by a Data Collector or Assessor MANCHESTER, NH Assessed Value Purpose/Result Meas & Int Insp. VASITICHANGE HISTORY 14 Other 90 Meac 6 Total Land Value APPRAISED VALUE SUMMARY Adj. Unit Price CodePREVIOUS ASSESSMENTS (HISTORY) 206,900 Assessed Value 206,900 218,600 SW Assessed Value 4di. Notes-Adj/Special Pricing 1.00 SPCL (WF8) Notes: Net Total Appraised Parcel Value Appraised Bldg. Value (Card)
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UNIQUE COMMERCIAL & RESIDENTIAL PROJECTS

MEMBER AMERICAN INSTITUTE OF ARCHITECTS

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FAX: 603-668-2739 TEL: 603-668-6802

140 WEST MERRIMACK STREET, PO BOX 992, MANCHESTER, NH 03105-0992

October 10, 2002

Jane Beaulieu For Manchester 793 Somerville Street Manchester, NH 03103

Re: Bass Island Project

Dear Jane,

This letter is intended to document my visual impressions of the Netsch Blacksmithing Building on Bass Island in Manchester, NH.

On Tuesday October 8, 2002 I toured the building both inside and out, viewed your conceptual sketches, and discussed your ideas for the building's future.

The exterior of the building on the Second Street side is in reasonably good condition except that the doors and windows may require replacement or upgrade. The condition of the remainder of the exterior varies, with the wing adjacent to the river needing the most attention.

The main central interior area of the building possesses high ceilings with wood trusses, a slab on grade which appears to be in good shape and probably is salvageable.

The wing to the north possesses a second story office space over a portion of the first floor, high ceilings and large sliding doors at the front and rear walls. This space is also in reasonably good shape.

The rear wing needs some work to improve it's appearance and structural integrity but probably could be salvaged.

The river side wing is in need of total replacement or major reconstruction. The walls are being braced by cables and the slab has a major crack and has moved toward the river.

I would recommend that a Structural Engineer be retained to do a closer inspection of the roof, walls and floors.

Please call me if you have any further questions regarding this report.

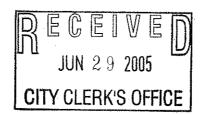
Sincerely,

MEEHAN ARCHITECTS, P.A.

Gary Meehan, AIA President

GM/kmf





Public Service Company of New Hampshire 370 Amherst Street,

Nashua, NH 03063 1-800-662-7764 ligilos -Taldred

The Northeast Utilities System

Russel D. Johnson
Southern Division Circuit Manager
(603) 882-1387 X5250

(603) 880-1906 FAX

June 27, 2005

The Honorable Board of Mayor and Aldermen City of Manchester One City Hall Plaza Manchester, NH 03101

Honorable Members of the Board:

Representatives from PSNH recently met with Chuck DePrima, Manchester Parks and Recreation, to discuss obtaining permission to place a padmount transformer within the confines of Veterans Park. An increase in power requirements for the downtown area, e.g. the rehabilitation of 795 Elm Street, requires that we add to our available capacity.

The plan, which we discussed with Chuck, would involve the installation of an above ground padmount transformer within the gates of the park located along the back wall of the Visitors Center on the corner of Merrimack and Hanover Sts. The area occupied by the padmount transformer and cement slab would amount to 8 ft by 8 ft and would be situated approximately 5 feet from the back of the building (approximate location shown on enclosed plan). However, the precise location of the pad and the path and orientation of conduits may be dictated by other underground utilities located in the area.

The plan to install the padmount within the confines of the park is an alternative to an earlier proposal, discussed with Peter Capano, Manchester Highway, to install an additional 'network' transformer. This transformer, which would be added to the downtown 'network system' would be installed in a manhole in the sidewalk adjacent to the park on Merrimack Street. We would then trench to the existing manhole (#49) located on Merrimack Street (between Elm and Chestnut).

There are several advantages to the padmount transformer option. It reduces loading on the downtown network system supplied by our Brook Street substation, thereby reserving capacity for future development of existing buildings served by the network. This option eliminates the need for the significant excavation associated with the installation of an 8 ft by 17 ft network vault in the sidewalk along the south side of Merrimack Street. Therefore, the corresponding

access panels and grating in the sidewalk required to provide access and cooling for the network transformer would no longer be needed.

In addition, this option completes the first step of a PSNH project to create an alternate feed from the switchgear located near the Manchester Police Department to the switchgear located on the southerly side of Veteran's Park. The completion of this alternate feed will provide the ability to backfeed the Manchester Police Department, the GSA building, and this proposed transformer.

Please contact me with any questions or comments regarding this request.

Sincerely,

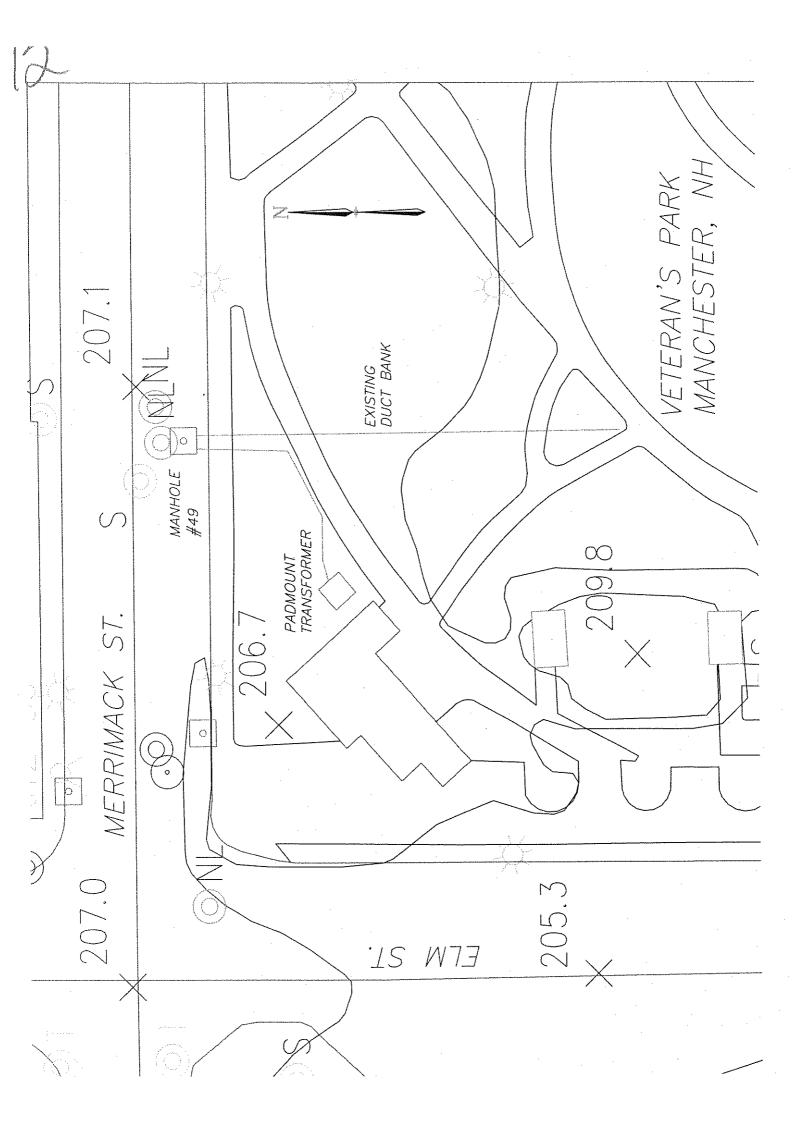
Russel D. Johnson

Southern Division Circuit Manager

cc: Robert T. Hybsch

George W. Kellermann

Peter Capano, City of Manchester Chuck DePrima, City of Manchester



4 624-1844 C 533-0220 O 668-1871 11/2/155-Tabled

Gerald and Muriel Hebert 1175 Page Street Manchester, NH 03104

July 17, 2005

City of Manchester, NH Committee on Land and Buildings C/o City Clerk's office 1 City Hall Plaza Manchester, NH 03101

Dear Mr. Chairman,

I am writing regarding a parcel of property located on Page Street in Manchester. located between London Street and Bridge Street, a vacated parcel which belongs to the city, Lots 3, 6 and 7, which abuts our lot: 0246-0002.

We have resided here for thirty years and we would like to acquire this parcel, as in the near future we hope to build a retirement home on our lot, 0246-0002, but we lack 25 feet of frontage to build.

As you know, this is not desirable property, it is located at the bottom of the hill and there is always water running through the property all year long. The Highway Department has to come often, to open the trench for the water to run through, as it builds up ice, water etc., on the street.

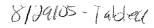
There is approximately 30 feet of dry land between the road and the build up of water in the designated water shed area. We feel that for this reason, the property would be of no use to anyone else. However, it would give us the extra 25 ft frontage required to build.

We don't know if this is acceptable or financially feasible for us to acquire. We are in a position to offer \$5,000. Please advise, we appreciate sincerely your time and consideration.

Yours truly, Serald W. Hebert, S.

Gerald W. Hebert, Sr.

cc/Mary Sysyn, alderman





CITY OF MANCHESTER Office of the City Clerk



Leo R. Bernier City Clerk

Carol A. Johnson Deputy City Clerk

Paula L-Kang Deputy Clerk Administrative Services

Matthew Normand Deputy Clerk Licensing & Facilities

Patricia Piecuch Deputy Clerk Financial Administration

July 20, 2005

Mr. Gerald W. Hebert, Sr. 1175 Page Street Manchester, NH 03104

Dear Mr. Hebert,

At their meeting last evening, the Committee on Lands and Buildings discussed the request you submitted to purchase Lots 246-3, 6 and 7 currently owned by the City.

Following the discussion, the Committee tabled the request pending additional information from the Planning and Assessing Departments with their input as to what could be built on these adjourning lots, as well as what zoning would allow in the area.

This request will be visited again at the Committee's next meeting. Please contact Paula Leblond-Kang in the City Clerk's office for the date and time of the Committee's August meeting.

In the event you have any questions regarding this letter, please do not hesitate to contact me.

Sincerely,

Leo R. Bernier

City Clerk

Copy: Robert MacKenzie, Planning Department

David Beauchesne, Planning Department

Steve Tellier, Board of Assessors





City of Manchester Office of the Tax Collector

City Hall One City Hall Plaza - West Manchester, New Hampshire 03101 Joan A. Porter Tax Collector (603) 624-6575 (Phone) (603) 628-6162 (Fax)

Memorandum

DATE: JULY 18, 2005

TO:

LAND & BUILDINGS COMMITTEE

FROM: JOAN A PORTER, TAX COLLECTOR

RE:

LAND AT PAGE/MICHIGAN AVE

On December 17, 2003 the City of Manchester conducted an auction (for the second time) in an attempt to sell the three parcels located at Map 246 Lots 3, 6 and 7. The minimum bid was set at \$60,000. There was a final bid of \$57,000. However, a wetlands engineer surveyed the property and determined that one could not build on this lot due to the extent of the wetlands. As such, the highest bidder withdrew. The second bidder was contacted and likewise was not interested based on the engineer's report.

This was brought to the attention of the BMA on January 14, 2004 and it was voted to refer the matter to the Land & Buildings Committee for further review and report. No action has been taken since that time.



Robert S. MacKenzie, AICP Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to: Planning Board Heritage Commission Millyard Design Review Committee

July 18, 2005

Lands & Buildings Committee Honorable Board of Mayor and Aldermen City Hall One City Hall Plaza Manchester, New Hampshire 03101

re: Sale of Property off Page Street

Honorable Committee Members:

This is in regard to the City owned land off Page Street. We have previously recommended that this property be deemed surplus and sold. It is my understanding that the property has not sold at auction. This is likely due to the significant amount of wetland on the site that does make it well suited for an individual building lot.

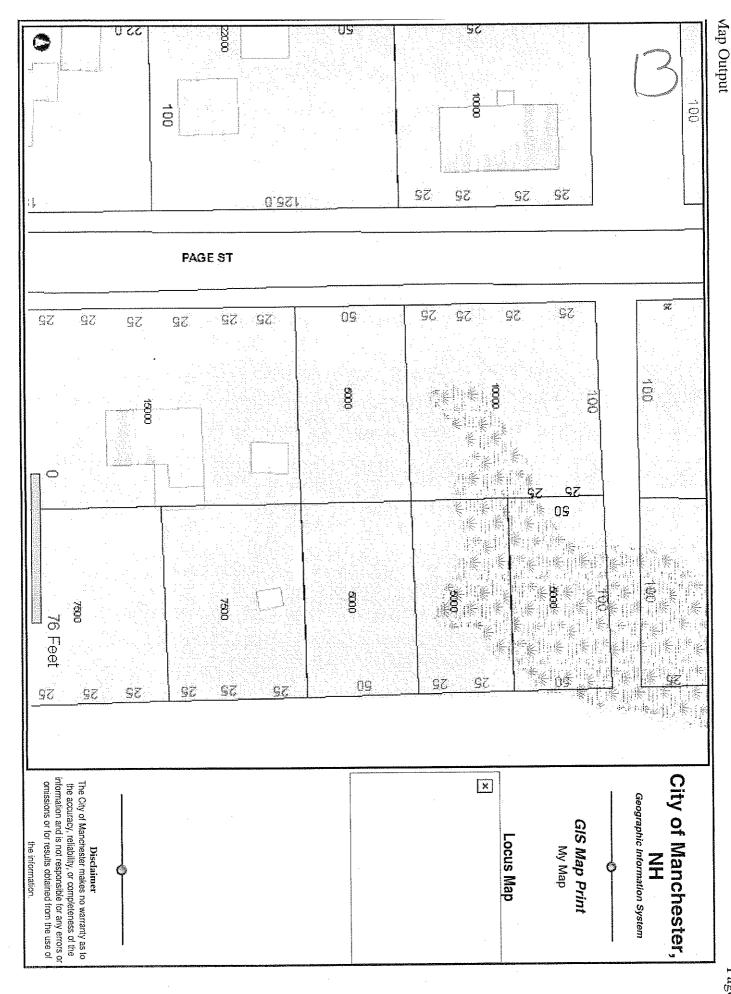
I am aware that an abutter has expressed an interest in purchasing this property and combining it with a small abutting vacant lot to make a suitable building site. Given the difficulty in developing the site as is, selling the property to the abutter would be an appropriate means of disposing of the property.

If you have any questions, I will be available at your next meeting.

Sincerely,

Robert S. MacKenzie, AICP

Director of Planning









Mr. Tellier stated what I have up on the screen before you is an aerial view. I will proceed to clear it up. Myself and staff inspected the site several days ago as well as on a preceding location. The letter is pretty self-explanatory. There was a minimum bid previously on that site for \$57,000 but the bidder brought in a wetlands engineer and it was determined that the site was much too wet and did not have a dry enough area to provide an adequate building envelope for improvement. If you will give me a minute I will try to get you a better picture to show you the extent of the wetlands. As you can see that center green area...I don't have a laser pointer but there is a significant amount of wetlands on that site. The only thing that might, as I indicated in my letter, if someone were to petition for quiet title to acquire the additional 25 feet on the discontinued portion they may or may not have an adequate building envelope for improvement. I seriously doubt it at this point because of the extent of the wetlands involved. At that point we revised the value. Its primary use would be residual land for either the abutters or possibly the site across the street or kiddie corner as parking or just to meet setback requirements. The building to its east, I believe, is a set of condos. They may wish to acquire it. At the top of the picture you can see a large building. That is a set of four condos. They did petition to quiet title. That site does own 25 feet. Where you see the parking lot it appears to approach a little bit over on to the discontinued road but they did petition for quiet title some time ago and they do own half that street. With that being the case we would revise the value to \$7,500 to \$10,000. My recommendation at this point would be to notify abutters and just go to auction.

Alderman Porter moved to declare the property surplus and move it to public auction.

Alderman Roy asked Steve the process to quiet title, if it was done for this unit here will take care of the other 25' parcel.

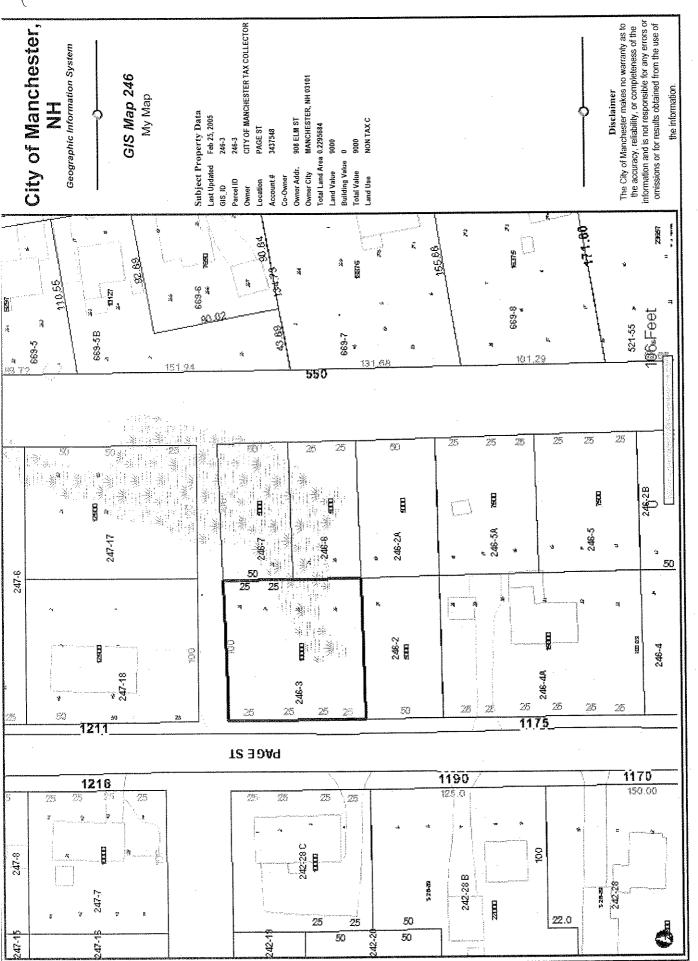
Mr. Tellier responded Tom would probably be most appropriate to answer that.

Deputy Solicitor Arnold replied it might have but I would tend to doubt it. I would think that when the condo association applied to quiet title they only applied for their half of the road would be my guess but without seeing the documentation I couldn't be definite.

Alderman Roy asked what would the cost to the City be to quiet title on the rest of the remaining land abutting City property.

Deputy Solicitor Arnold answered it would probably be a pretty minimal filing fee. Our office could probably handle it, however, I question whether it would be necessary at this point. If the other side of this street did a quiet title then that

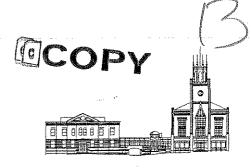






CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing Manchester, New Hampshire 03101 Tel: (603) 624-6520 – Fax: (603) 628-6288 E-Mail: assessors@ci.manchester.nh.us Website: www.ci.manchester.nh.us



Steven G. Tellier, Chairman Paul W. Porter, Jr. Thomas C. Nichols

Lee Ann Provencher Assistant to Assessors

To: City Clerk

From: Board of Assessors
Date: July 19, 2005
Re: Surplus Property

Map 246 Lot(s) 3, 6 & 7 L/O located page St

Pursuant to a request from the Office of the City Clerk, the potential value range for the subject property is listed below. Please note that lot #3 has road frontage on Page St. A recent bidder discovered after hiring a wetlands engineer, that due to an inordinate amount of wetlands on site that the parcel is unable to be developed under present conditions. There is evidence of wetland area attributable to all three contiguous parcels. Potential value may increase with the addition of the discontinued portion of the abutting paper street. However, at present the most appropriate use appears to nearby abutters.

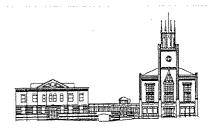
After review of the factors surrounding this site, it is the opinion of our Board that the sites present use would be residual land for ancillary building or to meet setback or parking needs and should be valued accordingly.

After analyzing similar unimproved land sales and taking into account the significant wetlands, a value in the range of \$7,500 - \$10,000 would be appropriate.



CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing Manchester, New Hampshire 03101 Tel: (603) 624-6520 – Fax: (603) 628-6288 E-Mail: assessors@ci.manchester.nh.us Website: www.ci.manchester.nh.us



Steven G. Tellier, Chairman Paul W. Porter, Jr. Thomas C. Nichols

Lee Ann Provencher Assistant to Assessors

To: City Clerk

From: Board of Assessors
Date: May 24, 2004
Re: Surplus Property

Map 246 Lot(s) 3, 6 & 7 L/O located page St

Pursuant to a request from the Office of the City Clerk, the potential value range for the subject property is listed below. Please note that lot #3 has road frontage on Page St and, although there appears to be some wetland area attributable to all three sites, with the addition of the discontinued portion of the abutting paper street, the lot may be able to be improved upon.

After analyzing similar unimproved land sales, the previous value of \$60,000 would be appropriate.



Robert S. MacKenzie, AICP Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Zoning Board of Adjustment
Heritage Commission
Millyard Design Review Committee

February 5, 2004

Committee on Land and Buildings Honorable Board of Mayor and Aldermen Manchester City Hall One City Hall Plaza Manchester, New Hampshire 03101

Re: Sale of Tax-deeded property on Page Street & Michigan Avenue (TM 246, Lots 3, 6 & 7)

Dear Committee Members:

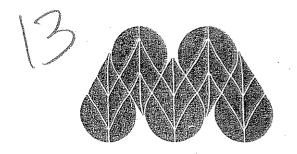
Our records indicate that the City has been attempting to return these several tax-deeded parcels to private ownership since as far back as 1994 when the Planning Department first provided the Committee with a report regarding their disposition. After reviewing the latest information about this case we now wish to reaffirm our previous October 11, 1994 report (see attached).

Sincerely,

Robert S. MacKenzie

Director of Planning & Community Development

Copy: file



City of Manchester City Planning Department

The Beacon Building 814 Elm Street Manchester, New Hampshire 03101 (603) 624-6450 FAX 624-6529

October 11, 1994

Committee on Lands and Buildings Honorable Board of Mayor and Aldermen 908 Elm Street Manchester, N.H. 03101

RE: Sale of Tax-deeded property on Page Street.

Dear Committee Members:

This is to provide a report pursuant to Section 23 1/2 pertaining to the above-referenced property.

Surplus Determination: This vacant property is located on the east side of Page Street near Bridge Street Extension. It would appear that a good portion of the site would be classified as wetland. The only possible use I would foresee for the City would be for conservation purposes, although I do not believe that small, isolated wetland pockets such as this should be in City ownership and the previous Chairman of the Conservation Commission has also held this opinion on a recent offer to dedicate a wetland area off Woodland Avenue. Based upon a review of the site, I do not believe that there are any City needs for the property and, as such, I would recommend that the property be determined "surplus" and be disposed of in a manner consistent with Section 23 1/2 of the City Ordinances.

Manner of Sale: I believe the most appropriate manner of disposition would be by some form of public sale such as auction.

Note: I believe that there are other tax-deed lots abutting this lot which are landlocked (having frontage on a paper street - Michigan Avenue, Lots 32, 58 and 59, map 246) which should be sold in conjunction with the property on Page Street.

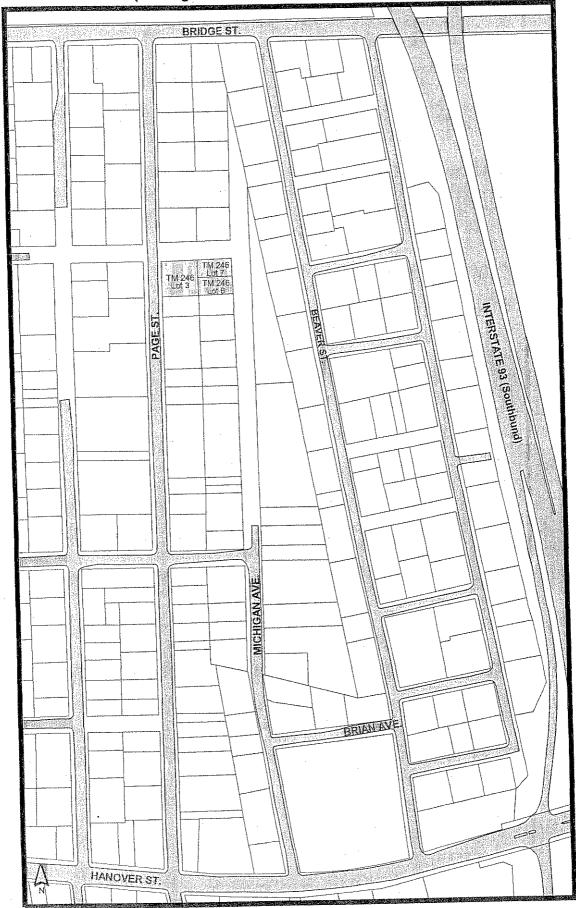
If you have any questions, I will be available at your next committee meeting.

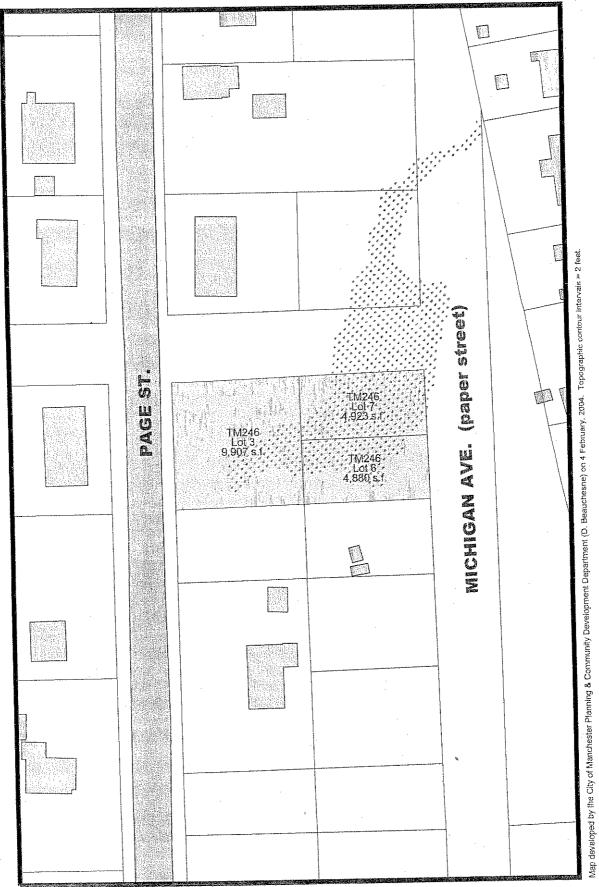
Sincerely,

Robert S. MacKenziě

Director of Planning

General Location Map for TM246 - Lots 3, 6 & 7 (off Page Street & Michigan Avenue)





Site Map for TM246 - Lots 3, 6 & 7 (off Michigan Avenue)

A

Map scale: 1 inch = 900 feet



CITY OF MANCHESTER

Manchester Economic Development Office



IN BOARD OF MAYOR & ALDERMEN

DATE: November 15, 2005

ON MOTION OF ALD. Thibault

SECONDED BY ALD. DeVries

refer to the Committee on

CITY CLERK

VOTED TO Lands and Buildings.

November 9, 2005

Honorable Board of Mayor and Aldermen C/o City Clerk One City Hall Plaza Manchester NH 03101

Honorable Members of the Board:

As you know, the Manchester School District has moved its headquarters from Ash Street School to the Millyards. In anticipation of the district returning the building to the City, discussions with Amoskeag Industries regarding the reuse of the property have been convened. The building was constructed by the City of Manchester. Reverter rights to the underlying land are held by Amoskeag Industries.

These discussions found that the highest and best use of this visible property along Bridge Street, a gateway arterial on the edge of the Downtown District, would be a landscaped, historic headquarters office facility. It was recommended that covenants requiring that the historic structure and grounds be enhanced and preserved be established. There appears to be private interest in this property for this use. To accomplish this purpose, the property could be marketed and sold competitively with the proceeds shared by the City of Manchester and Amoskeag Industries in accordance with their respective interest in the property. To this end, Amoskeag Industries is securing an appraisal for the parcel.

Further, it was suggested that the Manchester Development Corporation (MDC) might be equipped to market the property for private purchase and restoration and the MDC Board expressed an interest in doing so if requested by the Board of Mayor and Alderman (BMA). To date, the city has not received notice from the School District turning the building over to the City. We will keep the BMA apprised of actions and await the BMA's direction with regard to re-use of this property.

Sincerely,

Director

One City Hall Plaza, Manchester, NH 03101 Phone (603) 624-6505 Fax (603) 624-6308 www.ci.manchester.nh.us E-mail: econdev@ci.manchester.nh.us



Manchester School District

School Administrative Unit No. 37 286 Commercial Street, Manchester, NH 03101 Tel: 603.624.6300 • Fax: 603.624.6337 RECEIVED

DEC 2 0 2005

'05 DEC 20 A10:27

Michael Ludwell, Ph.D. Superintendent of Schools

CITY SOLICITOR'S OFFICE

Henry J. Aliberti Jr., Ed.D.

Assistant Superintendent
Elementary Education

Frank G. Bass, Ph.D.

Assistant Superintendent Secondary Education

Karen G. Burkush

Assistant Superintendent Student Services William E. Sanders Chief Financial Officer

TO:

Thomas Arnold

Deputy City Solicitor

FROM:

William Sanders

Chief Financial Officer

DATE:

December 19, 2005

SUBJECT:

Ash Street Building

This letter serves to advise that on December 12, 2005 the Board of School Committee passed the attached resolution related to returning the Ash Street School to the City of Manchester. Attached is a letter from the School Board Clerk regarding the matter.

Please advise what additional information or documentation, if any, is required to complete this process.

Cc: Michael Ludwell, Ph.D., Superintendent

Board of School Committee

Mr. Tim Clougherty Mr. Kevin Sheppard Mr. Frank Thomas

BOARD OF MAYOR & ALDERMEN

DATE: January 17, 2006

ON MOTION OF ALD. Long

SECONDED BY ALD. Osborne

VOTED TO refer to the Committee on Lands and Buildings and forward letter to School Board.

CITY CLERK

Manchester School District

School Administrative Unit No. 37 286 Commercial Street, Manchester, NH 03101 Tel: 603.624.6300 • Fax: 603.624.6337

Michael Ludwell, Ph.D.

Superintendent of Schools

Henry J. Aliberti Jr., Ed.D. Assistant Superintendent Elementary Education

Frank G. Bass, Ph.D. Assistant Superintendent Secondary Education

Karen G. Burkush Assistant Superintendent Student Services

William E. Sanders Chief Financial Officer

TO:

William Sanders

Chief Financial Officer

FROM:

Suzanne Sears

Suzanne O Sears

DATE:

December 15, 2005

SUBJECT:

Ash Street Building

At the Board of School Committee meeting held on Monday, December 12, 2005, a motion was made and seconded to accept a minority report regarding the Ash Street School Building from the Building and Sites Committee. The motion passed by majority vote; Comm. Beaudry, Langton, and Labanaris voted in opposition to the motion.

A motion was made by Comm. Herbert and seconded by Comm. Kelley to accept the Administration's proposal that the Board return the Ash Street School Building back to the City. The motion passed by a majority vote of 9-4. Those voting in favor of the motion were Vice-Chair Stewart and Committee Members Scott, Herbert, Soucy, Gelinas, Cote, Ouellette, Kelley, and Donovan. Those voting in opposition of the motion were Committee Members Beaudry, Langton, Labanaris, and Kruse.



CITY OF MANCHESTER Office of the City Clerk



Leo R. Bernier City Clerk

Carol A. Johnson Deputy City Clerk

Paula L-Kang Deputy Clerk Administrative Services

> Matthew Normand Deputy Clerk Licensing & Facilities

Financial Administration

Patricia Piecuch

Deputy Clerk

Memo To:

Planning Department

Board of Assessors

Tax Collector City Solicitor

From:

Carol A. Johnson

Deputy City Clerk

Date:

September 16, 2005

Re:

Karatzas Avenue Property

On September 6th the Board of Mayor and Aldermen authorized an agreement to be executed with Water Works and the MHRA as outlined in the enclosed report.

Pursuant to law, please provide reports to the Committee on Lands and Buildings regarding value, tax history and need of use by City. For the benefit of Planning, it should be noted that the Board has requested that Parks & Recreation and the School Department be contacted to determine potential need for use of this property.

By way of this memo I am also requesting that the City Solicitor review wording to ensure any disposition of property includes verbiage in the deed or other mechanism for the workforce housing issue.

C: Water Works Director



City of Manchester Office of the Tax Collector

City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101 Joan A. Porter
(603) 624-6575 (Phone) Tax Collector
(603) 628-6162 (Fax)

Memorandum

DATE: September 23, 2005

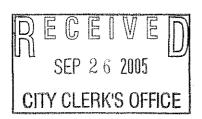
TO: Land & Building Committee,

FROM: Joan A. Porter, Tax Collector

RE: L Karatzas Avenue

I have been requested to provide a report for the above-referenced parcel which I understand to be Map 551 Lot 13 currently owned by the City of Manchester Water Works Department.

This was land purchased by the Water Works Department and was never a tax-deeded parcel to my knowledge. As such, the Tax Collector's office has no opinion on its disposition.





CITY OF MANCHESTER

Planning and Community Development

Planning Community Improvement Program Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

September 27, 2005

Honorable Board of Mayor and Aldermen City Hall One City Hall Plaza Manchester, New Hampshire 03101

re: Sale of Water Works Land on Karatzas Avenue

Honorable Board Members:

This is in regard to the proposed sale of land of Manchester Water Works on Karatzas Avenue. At your last meeting, you asked that I contact both the School Administration and the Parks, Recreation and Cemetery Department to get their comments on the property. The School Administration has not yet responded but I am enclosing the response from the Parks Department. In general, they are opposed to disposing of any properties that could be used for recreation areas or open space. I will provide you with the School response when it becomes available.

If you have any questions, I will be available at your next meeting.

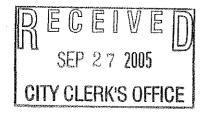
Sincerely

Robert S. MacKenzie, AICP

Director of Planning & Community Development

C:

Dick Dunfey Dick Anagnost





CITY OF MANCHESTER Parks, Recreation & Cemetery Department

625 Mammoth Road Manchester, NH 03104-5491 (603) 624-6565 Administrative Office (603) 624-6514 Cemetery Division (603) 624-6569 Fax

COMMISSION

Stephen Johnson, Chairman Sandra Lambert, Clerk George "Butch" Joseph Michael Worsley Dennis Smith Ronald Ludwig, Director

September 28, 2005

Robert MacKenzie, Director Planning and Community Development One City Hall Plaza Manchester, NH 03101

Re: Manchester Water Work Surplus Property Karatzas Ave.

Dear Bob,

The PR&C Department is generally opposed to the City dispensing of any surplus property that could potentially be used to support the establishment of badly needed active or passive recreational facilities or green space.

We have given the above referenced 14-acre parcel a cursory review and find that it may be suitable for the development of recreational space. Additional engineering and soil analysis would be needed to determine to what extent the property could be developed and at what cost.

However the Department has no funds to purchase the property or conduct the appropriate engineering and survey analysis.

Therefore without assistance from the Board of Mayor and Alderman we would not be in position to make use of this property as this time.

Sincerely,

Ronald E. Ludwig

Director Parks, Recreation and Cemetery Department

To the Board of Mayor and Aldermen of the City of Manchester:

The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, that the Water Works Director be authorized to enter into an agreement with Anagnost Companies, Inc. and the Manchester Housing and Redevelopment Authority for the sale of 16+/- acres of property on Karatzas Avenue subject to the following conditions:

1) that the Committee and the Board of Mayor and Aldermen find the property surplus to City needs;

2) that the Committee receive reports from Planning, Tax Collector and Assessors as provided by law;

3) that the Committee and the Board of Mayor and Aldermen agree on the purchase price; and

4) that the proposed disposition of property provides for workforce housing and just cause is found to sell same to the aforementioned parties as is consistent with law.

(Aldermen Roy, Gatsas and Thibault voted yea; Aldermen Osborne and Porter voted nay.)

At a meeting of the Board of Mayor and Aldermen	Respectfully submitted,
neld Sept 6, 2005 on a motion of Aid. Roy	Ω Ω
duly seconded by Aldthe report	(and Holmen
of the Committee was accepted and its recommendations	
(edopted) (denied)	Clerk of Committee



MANCHESTER WATER WORKS

281 LINCOLN ST., MANCHESTER, NEW HAMPSHIRE 03103-5093 Tel. (603) 624-6494

July 22, 2005

C. ARTHUR SOUCY President

DONALD P. COUTURIER

JAMES W. CRAIG PATRICIA H. CORNELL RICHARD M. BUNKER LOUIS C. D'ALLESANDRO

Ex Officio HON, ROBERT A. BAINES Mayor

THOMAS M. BOWEN, P.E. Director and Chief Engineer

ROBERT BEAURIVAGE, P.E.

Board of Mayor and Aldermen Committee on Lands and Buildings City of Manchester One City Hall Plaza Manchester, NH 03101

RE: SURPLUS LAND SALE

Dear Aldermen:

The Board of Water Commissioners at their meeting on Wednesday, July 20, 2005, took action to declare as surplus to the department's needs, a 16±-acre parcel of land in Manchester on Karatzas Avenue. Enclosed for your information is a copy of staff's memorandum to the Board which discusses the parcel.

The action by the Board of Water Commissioners was taken as a result of a request made jointly by Dick Anagnost of Anagnost Companies, and Dick Dunfey of the Manchester Housing and Redevelopment Authority, for consideration of sale of the property at fair market value to the joint public/private partnership for the purpose of constructing additional "workforce housing" in the area. A copy of their June 7, 2005 letter is attached for your consideration.

The Committee's favorable consideration of the request including the necessary waiver to sell the property to the partnership, is therefore respectfully requested. The parties will be available at the next scheduled Lands and Buildings Committee meeting to explain the proposal and to answer any questions which the Committee may have.

Sincerely.

Thomas M. Bowen, P.E.

Director

TMB:ds

Enclosure

cc:

C. Arthur Soucy, President, Board of Water Commissioners

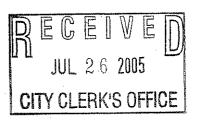
Mayor Robert A. Baines

Dick Anagnost, Anagnost Companies

Dick Dunfey, Manchester Housing and Redevelopment Authority

Thomas Clark, City Solicitor

Robert Beaurivage, P.E., Assistant Director, MWW





July 13, 2005

TO:

BOARD OF WATER COMMISSIONERS

FROM: / THOMAS M. BOWEN, P.E., DIRECTOR

RE:

KARATZAS AVE. LAND

At the June 29, 2005 meeting of the Board of Water Commissioners, a presentation was made to the Board by Dick Anagnost of Anagnost Companies, Inc. and Ken Edwards of the Manchester Housing Authority regarding their interest in purchasing the property at fair market value as a joint venture in order to construct workforce housing units on the property.

With regard to the Karatzas Avenue property, the following information is pertinent:

- The Manchester Water Works purchased the original 16.3-acre parcel in July of 1925.
- In 1961 approximately .4 acres of the parcel were sold to the State of New Hampshire as part of the I-93 and Rt. 101 construction project.
- There are two easements across the property in the vicinity of the eastern boundary, a 10foot wide Public Service Company easement for the benefit of an abutter located to the north, and a 30-foot gas utility easement for the Northeastern Gas Transmission Company.
- The intended use of the property when purchased in 1925 was an alternate site for the construction of a high service storage reservoir that would be compatible elevation-wise with the high service system, that is the reservoirs located in Derryfield Park.
- On two occasions in the 1980s the parcel was declared surplus by the Board of Water Commissioners with appraisals sought in August of 1983, however, it is unclear why the property was not sold at that time.

As outlined at the June Board meeting, the procedure for the sale of Water Works' property is that it must first be declared surplus by the Board of Water Commissioners. The sale must then be approved by the Board of Mayor and Aldermen and in accordance with Section 34.21 of the City Code of Ordinances, it must be sold as a public offering unless the BMA determines that it would be in the best interest of the City to do otherwise.

IT IS THEREFORE RECOMMENDED THAT THE BOARD OF WATER COMMISSIONERS RENEW THEIR DETERMINATION THAT THE KARATZAS AVENUE PROPERTY IS SUR-PLUS TO THE DEPARTMENT'S OPERATIONAL NEEDS, AND SHOULD THE BOARD WISH TO CONSIDER THE OFFER FOR SALE TO THE ANAGNOST COMPANIES AND THE MAN-CHESTER HOUSING AUTHORITY AS A JOINT PUBLIC/PRIVATE PARTNERSHIP, THAT A LETTER BE FORWARDED TO THE BOARD OF MAYOR AND ALDERMEN SEEKING THE NECESSARY WAIVER FROM THE PROCUREMENT CODE.

Attachments

Manchester Water Works

281 Lincoln St., Manchester, NH 03103, tel. 603-624-6494, fax: 603-628-6020

1,20.05

GTON ROAD APARTMENTS, LLC

33 SOUTH COMMERCIAL STREET, MANCHESTER, NH 03101

Date: June 7, 2005

To:

C. Arthur Soucy

President, Board of Water Commissioners

City of Manchester, Water Works

Business Office 281 Lincoln Street Manchester, NH 03103

From: Dick Anagnost

Dick Dunfey

Anagnost Companies

Manchester Housing and Redevelopment Authority

Re:

Karatzas Avenue Property

Dear C. Arthur Soucy,

Please accept this letter as a formal request to purchase the Water Works owned property containing 14 Acres more or less located on Karatzas Avenue and Old Wellington Road (Parcel # 551-13).

The parcel would be purchased by a joint public/private partnership between The Manchester Housing and Redevelopment Authority and The Anagnost Companies for the purpose of building workforce housing on the property.

We are currently in the process of completing a similar project on Old Wellington Road on a parcel of Land formally owned by the City of Manchester.

We propose to purchase the property at Fair Market Value, subject to planning board approval. Fair Market Value would be determined by each of us hiring an independent M.A.I. Appraiser to establish its value.

I am sure you are aware of the housing crunch in which Manchester finds itself at this time. The ability to utilize this excess piece of land (which is not to our knowledge part of the watershed) to cost effectively provide our teachers, firefighters, police officers, etc., a clean and affordable place to live would be a great advantage to the City of Manchester at this point and time.

We would be pleased to make a presentation to your board, should you so desire. Please contact me with any questions you may have.

Sincerely,

Dick Anagnost

Anagnost Companies

Manchester Housing and Redevelopment Authority



CITY OF MANCHESTER

Planning and Community Development

Planning Community Improvement Program Growth Management



Staff to:
Planning Board
Heritage Commision
Millyard Design Review Committee

September 6, 2005

Committee on Land and Buildings Honorable Board of Mayor and Aldermen City Hall - One City Hall Plaza Manchester, N.H. 03101

RE: Request by Anagnost Companies & MHRA to acquire city-owned TM 551, Lot 3 (16+/- ac.), on Karatzis Ave. for workforce housing

Dear Committee Members:

Background: Responding to a request from a joint public/private partnership involving the Manchester Housing & Redevelopment Authority (MHRA) and the Anagnost Companies, who were seeking to acquire the above referenced property owned by the Water Works Department for the purpose of developing workforce housing, the Manchester Water Works Board of Commissioners, on July 20, 2005, declared the subject parcel surplus to the Department's operational needs. Later acting on the same matter, the Committee on Land and Buildings conditionally approved a motion which (a) found that the subject property was surplus to City needs and (b) recommended that the Board of Mayor and Aldermen (BMA) authorize the Water Works Director to enter into an agreement with the public/private partnership team for the sale of the subject parcel for the specific purpose of developing workforce housing. The Motion also required that the Committee and the BMA both mutually agree on a purchase price, that just cause be found to allow this property sale and that the Planning and Assessing Departments and the Tax Collector submit a report relevant to this matter.

This is to provide the required report pursuant to Section 34.21.

Surplus Determination and Disposition: Seeing that the Water Works Commissioners and the Land and Buildings Committee have already declared the subject property surplus to Departmental and City needs, and keeping in mind the City's established policy of promoting workforce housing, and also aware of the positive workforce housing development track record which has already been established by the subject joint partnership team, it is the Planning Department's recommendation that Tax Map 551, Lot 13 be declared surplus and that the proposed sale be authorized as envisioned by the Land and Buildings Committee.

Sincerely,

Robert S. MacKenzie,

Director of Planning

SEP - 6 2005

CITY CLERK'S OFFICE



CITY OF MANCHESTER Office of the City Clerk



Leo R. Bernier City Clerk

Carol A. Johnson Deputy City Clerk

Paula L-Kang Deputy Clerk Administrative Services

Matthew Normand Deputy Clerk Licensing & Facilities

Patricia Piecuch Deputy Clerk Financial Administration

Carol Deput

MEMORANDUM

To:

Steve Tellier, Board of Assessors

Joan Porter, Tax Collector

Robert MacKenzie, Director of Planning

From:

Lisa Thibault, City Clerk's Office

Date:

August 30, 2005

Subject:

Offer to Purchase Property on Karatzas Avenue (Map 551, Lot 13)

Enclosed is a copy of a communication relative to the above-referenced. Please provide reports to the Committee on Lands and Buildings in care of the City Clerk's Office at your earliest convenience.

Enclosure



CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

February 15, 2006

Committee on Land and Buildings Honorable Board of Mayor and Aldermen City Hall - One City Hall Plaza Manchester, N.H. 03101

RE: Ash Street School

Dear Committee Members:

This is to provide a report pursuant to Section 34.20 pertaining to the above-referenced city-owned land and building.

Background: This property, located on the northeast corner of Bridge and Maple Streets, was first used as a school and then subsequently as a school administration building. School administration has since moved to another location and has determined the property surplus to their needs. The property is listed on the National Register of Historic Places. In addition, Amoskeag Industries retains reverter rights on the land portion of the property. A portion of any proceeds, therefore, would go to Amoskeag and preliminary meetings have been held in this regard.

Surplus Determination and Disposition: It is the recommendation of the Planning & Community Development Department that the property is surplus to City needs and may be disposed of through public sale. We would recommend that the Board attach a condition that future uses retain the historic character of the building, given its National Register status. I would note that this would not preclude an addition to the rear or side of the building. We would also encourage (but not require) that the property on the side facing the corner of Bridge and Maple Streets be landscaped. It is expected that the best use of the property may be for commercial office and that the zoning may need to be reviewed to allow this use.

If you have any questions, our staff will be available at your meeting.

Sincerely,

Robert S. MacKenzie, AICP

Director of Planning and Community Development

PEGEIVED
FEB 1 5 2006
OT CITY CLERK'S OFFICE



CITY OF MANCHESTER Office of the City Clerk



Leo R. Bernier City Clerk

Carol A. Johnson Deputy City Clerk

Paula L-Kang Deputy Clerk Administrative Services

> Matthew Normand Deputy Clerk Licensing & Facilities

Patricia Piecuch Deputy Clerk Financial Administration

Memo To:

Planning Department

Board of Assessors

Tax Collector City Solicitor

From:

Carol A. Johnson

Deputy City Clerk

Date:

September 16, 2005

Re:

Karatzas Avenue Property

On September 6th the Board of Mayor and Aldermen authorized an agreement to be executed with Water Works and the MHRA as outlined in the enclosed report.

Pursuant to law, please provide reports to the Committee on Lands and Buildings regarding value, tax history and need of use by City. For the benefit of Planning, it should be noted that the Board has requested that Parks & Recreation and the School Department be contacted to determine potential need for use of this property.

By way of this memo I am also requesting that the City Solicitor review wording to ensure any disposition of property includes verbiage in the deed or other mechanism for the workforce housing issue.

C: Water Works Director

15

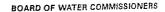
To the Board of Mayor and Aldermen of the City of Manchester:

The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, that the Water Works Director be authorized to enter into an agreement with Anagnost Companies, Inc. and the Manchester Housing and Redevelopment Authority for the sale of 16+/- acres of property on Karatzas Avenue subject to the following conditions:

- 1) that the Committee and the Board of Mayor and Aldermen find the property surplus to City needs;
- 2) that the Committee receive reports from Planning, Tax Collector and Assessors as provided by law;
- 3) that the Committee and the Board of Mayor and Aldermen agree on the purchase price; and
- 4) that the proposed disposition of property provides for workforce housing and just cause is found to sell same to the aforementioned parties as is consistent with law.

(Aldermen Roy, Gatsas and Thibault voted yea; Aldermen Osborne and Porter voted nay.)

nt a meeting of the Board of Mayor and Aldermen	Respectfully submitted,
neld Sept 6, 2005 on a motion of Aid. Roy	Ω Ω
duly seconded by Ald. <u>DeVries</u> the report	(and A Shum
of the Committee was accepted and its recommendations	Clark of Committee
(edopted) (denled)	Clerk of Committee
Chy Clerk	





MANCHESTER WATER WORKS

281 LINCOLN ST., MANCHESTER, NEW HAMPSHIRE 03103-5093 Tel. (603) 624-6494

July 22, 2005

C. ARTHUR SOUCY

President

DONALD P. COUTURIER Clerk

JAMES W. CRAIG PATRICIA H. CORNELL RICHARD M. BUNKER LOUIS C. D'ALLESANDRO

Ex Officio HON, ROBERT A. BAINES Mayor

THOMAS M. BOWEN, P.E. Director and Chief Engineer

ROBERT BEAURIVAGE, P.E.

Board of Mayor and Aldermen Committee on Lands and Buildings City of Manchester One City Hall Plaza Manchester, NH 03101

RE: SURPLUS LAND SALE

Dear Aldermen:

The Board of Water Commissioners at their meeting on Wednesday, July 20, 2005, took action to declare as surplus to the department's needs, a 16±-acre parcel of land in Manchester on Karatzas Avenue. Enclosed for your information is a copy of staff's memorandum to the Board which discusses the parcel.

The action by the Board of Water Commissioners was taken as a result of a request made jointly by Dick Anagnost of Anagnost Companies, and Dick Dunfey of the Manchester Housing and Redevelopment Authority, for consideration of sale of the property at fair market value to the joint public/private partnership for the purpose of constructing additional "workforce housing" in the area. A copy of their June 7, 2005 letter is attached for your consideration.

The Committee's favorable consideration of the request including the necessary waiver to sell the property to the partnership, is therefore respectfully requested. The parties will be available at the next scheduled Lands and Buildings Committee meeting to explain the proposal and to answer any questions which the Committee may have.

Sincerely,

Thomas M. Bowen, P.E.

Director

TMB:ds

Enclosure

CC:

C. Arthur Soucy, President, Board of Water Commissioners

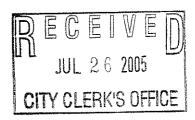
Mayor Robert A. Baines

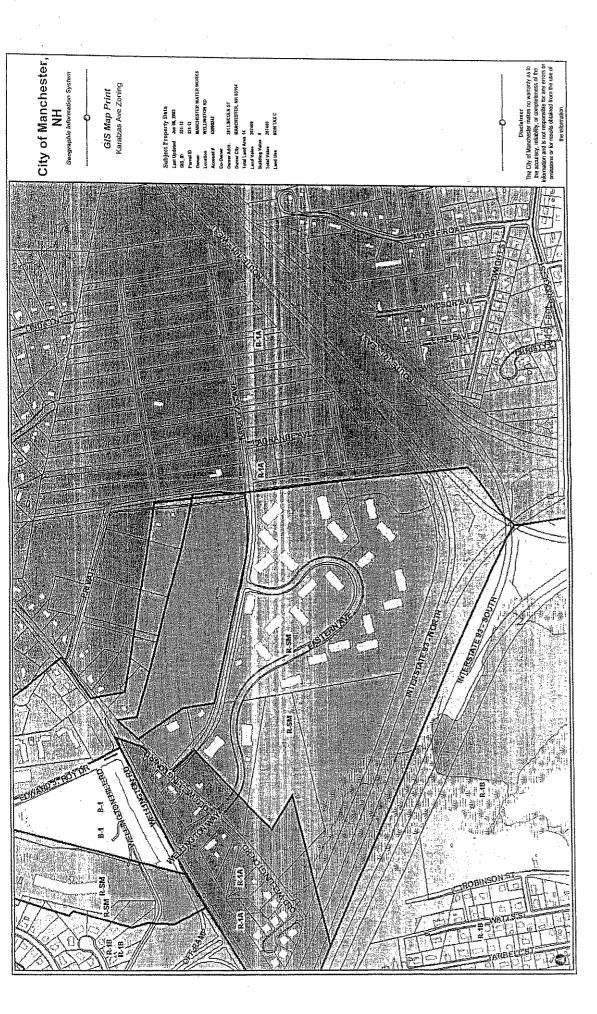
Dick Anagnost, Anagnost Companies

Dick Dunfey, Manchester Housing and Redevelopment Authority

Thomas Clark, City Solicitor

Robert Beaurivage, P.E., Assistant Director, MWW





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CITY OF MANCHESTER

Planning and Community Development

Planning Community Improvement Program Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

September 6, 2005

Committee on Land and Buildings Honorable Board of Mayor and Aldermen City Hall - One City Hall Plaza Manchester, N.H. 03101

RE: Request by Anagnost Companies & MHRA to acquire city-owned TM 551, Lot 3 (16+/- ac.), on Karatzis Ave. for workforce housing

Dear Committee Members:

Background: Responding to a request from a joint public/private partnership involving the Manchester Housing & Redevelopment Authority (MHRA) and the Anagnost Companies, who were seeking to acquire the above referenced property owned by the Water Works Department for the purpose of developing workforce housing, the Manchester Water Works Board of Commissioners, on July 20, 2005, declared the subject parcel surplus to the Department's operational needs. Later acting on the same matter, the Committee on Land and Buildings conditionally approved a motion which (a) found that the subject property was surplus to City needs and (b) recommended that the Board of Mayor and Aldermen (BMA) authorize the Water Works Director to enter into an agreement with the public/private partnership team for the sale of the subject parcel for the specific purpose of developing workforce housing. The Motion also required that the Committee and the BMA both mutually agree on a purchase price, that just cause be found to allow this property sale and that the Planning and Assessing Departments and the Tax Collector submit a report relevant to this matter.

This is to provide the required report pursuant to Section 34.21.

Surplus Determination and Disposition: Seeing that the Water Works Commissioners and the Land and Buildings Committee have already declared the subject property surplus to Departmental and City needs, and keeping in mind the City's established policy of promoting workforce housing, and also aware of the positive workforce housing development track record which has already been established by the subject joint partnership team, it is the Planning Department's recommendation that Tax Map 551, Lot 13 be declared surplus and that the proposed sale be authorized as envisioned by the Land and Buildings Committee.

Sincerely,

Robert S. MacKenzie, Director of Planning SEP - 6 2005
CITY CLERK'S OFFICE





City of Manchester Office of the Tax Collector

City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101 Joan A. Porter
(603) 624-6575 (Phone) Tax Collector
(603) 628-6162 (Fax)

Memorandum

DATE: September 23, 2005

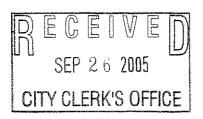
TO: Land & Building Committee/

FROM: Joan A. Porter, Tax Collector

RE: L Karatzas Avenue

I have been requested to provide a report for the above-referenced parcel which I understand to be Map 551 Lot 13 currently owned by the City of Manchester Water Works Department.

This was land purchased by the Water Works Department and was never a tax-deeded parcel to my knowledge. As such, the Tax Collector's office has no opinion on its disposition.





CITY OF MANCHESTER

Planning and Community Development

Planning Community Improvement Program Growth Management



Staff to: Planning Board Heritage Commision Millyard Design Review Committee

September 27, 2005

Honorable Board of Mayor and Aldermen City Hall One City Hall Plaza Manchester, New Hampshire 03101

re: Sale of Water Works Land on Karatzas Avenue

Honorable Board Members:

This is in regard to the proposed sale of land of Manchester Water Works on Karatzas Avenue. At your last meeting, you asked that I contact both the School Administration and the Parks, Recreation and Cemetery Department to get their comments on the property. The School Administration has not yet responded but I am enclosing the response from the Parks Department. In general, they are opposed to disposing of any properties that could be used for recreation areas or open space. I will provide you with the School response when it becomes available.

If you have any questions, I will be available at your next meeting.

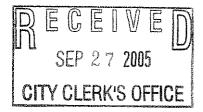
Sincerely

Robert S. MacKenzie, AICP

Director of Planning & Community Development

C:

Dick Dunfey Dick Anagnost





CITY OF MANCHESTER Parks, Recreation & Cemetery Department

625 Mammoth Road Manchester, NH 03104-5491 (603) 624-6565 Administrative Office (603) 624-6514 Cemetery Division (603) 624-6569 Fax

COMMISSION

Stephen Johnson, Chairman Sandra Lambert, Clerk George "Butch" Joseph Michael Worsley Dennis Smith Ronald Ludwig, Director

September 28, 2005

Robert MacKenzie, Director Planning and Community Development One City Hall Plaza Manchester, NH 03101

Re: Manchester Water Work Surplus Property Karatzas Ave.

Dear Bob,

The PR&C Department is generally opposed to the City dispensing of any surplus property that could potentially be used to support the establishment of badly needed active or passive recreational facilities or green space.

We have given the above referenced 14-acre parcel a cursory review and find that it may be suitable for the development of recreational space. Additional engineering and soil analysis would be needed to determine to what extent the property could be developed and at what cost.

However the Department has no funds to purchase the property or conduct the appropriate engineering and survey analysis.

Therefore without assistance from the Board of Mayor and Alderman we would not be in position to make use of this property as this time.

Sincerely,

Ronald E. Ludwig

Director Parks, Recreation and Cemetery Department



CITY OF MANCHESTER

Planning and Community Development

Planning Community Improvement Program Growth Management



Staff to:
Planning Board
Heritage Commision
Millyard Design Review Committee

February 2, 2006

Lands & Buildings Committee Honorable Board of Mayor and Aldermen City Hall Manchester, New Hampshire 03101

re: Sale of the MWW Karatzas Ave Site

Honorable Committee Members:

Last year, the previous Board had entertained a request by the Manchester Water Works to allow them to sell a 16 acre property on Karatzas Avenue (which they found surplus to their needs) to a group led by the Manchester Housing and Redevelopment Authority and Dick Anagnost to develop affordable housing. The Board requested that I contact the Parks, Recreation and Cemetery Department and School Board to determine whether they had any interest in the property. As you may remember, this 16 acre parcel is under the jurisdiction of the Manchester Water Works but does require approval of the Board of Mayor and Aldermen for the sale of the property.

Both the Parks, Recreation and Cemetery and the School Board have expressed interest in the property. Initially the School Board was only interested in the western 6 acres of the property, but I understand that after further review of the site, they will be requesting that they been given consideration to purchase the entire site.

After reviewing these requests it is my recommendation that:

1) The BMA determine the property surplus to City needs;

2) The Board concur with selling the easternmost 10 acres to the Manchester Housing and Redevelopment Authority and Dick Anagnost to develop affordable housing; and

3) That the Board suggest that the Manchester Water Works give an appropriate period of time for the School Board or Park, Recreation and Cemetery to consider the purchase the westerly 6 acre portion of the site.

Although it is difficult to consider the multiple interests in the property, it is my opinion that the current significant need for affordable workforce housing should be the controlling public interest for this particular site.

If you have any questions, I will be available at your next meeting.

()

Robert S. MacKenzie, AICP

Director of Planning and Community Development

C:

Mayor Guinta Tom Bowen

Dick Dunfey Ron Ludwig

Bill Sanders

Dick Anagnost

One City Hall Plaza, Manchester, New Hampshire 03101 Phone: (603) 624-6450 Fax: (603) 624-6529 E-mail: planning@ManchesterNH.gov www.ManchesterNH.gov

